MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	8
Suffix	
Property name	
Address line 1	Westbourne Grove
Address line 2	Old Moat
Address line 3	
Town/city	Manchester
Postcode	M20 1JA

Description of site location must be completed if postcode is not known:

Easting (x)	384383
Northing (y)	392656

Description

2. Applicant Details

Title	Ms
First name	Suzannah
Surname	Reeves
Company name	
Address line 1	8, Westbourne Grove
Address line 2	Old Moat
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M20 1JA
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Richard
Surname	Ward
Company name	Warburton Associates
Address line 1	The Old Police Station
Address line 2	62 Chapel Street
Address line 3	Salford
Town/city	Manchester
Country	
Postcode	M3 7AA
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ◉ Yes ○ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

New single storey extension to the rear of the dwelling.

Does the proposal consist of, or include, a change of use of the land or building(s)? ○ Yes ◉ No

Has the proposal been started? ○ Yes ◉ No

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Existing buildings and new proposed extension are to be used as residential which is the current and historical use of the building and land.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses

Is the proposed operation or use

- (•) Permanent
- ( ) Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal involves the demolition of an original single storey out house at the rear of the outrigger which in affect is being replaced by the new extension at the side so there is very little change in useable floor area. However, the new layout allows the house to be open plan and brought up to the expected modern standards of living for a family.
The external area is also more useable and creates a better rear garden area.
The height, size and location come under the Permitted Development guidelines

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ( ) Yes
- (•) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- (•) The agent
- ( ) The applicant
- ( ) Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- (•) Yes
- ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

19/08/2019

Details of the pre-application advice received

'You would not require planning permission for this extension which is: less than 3 metres in rearward projection, is less than half the width of the original dwellinghouse and is not greater than 3 metres in height to eaves level (or the upper face of the flat roof in this instance). You will need to ensure that materials in the extension also match those of the original house in order to benefit from permitted development rights. '

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member

8. Authority Employee/Member

(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

(●) Yes ( ) No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

9. Interest in the Land

Please state the applicant's interest in the land

(●) Owner
( ) Lessee
( ) Occupier
( ) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application) 18/09/2019