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	107
Suffix	
Property name	
Address line 1	Dickenson Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M14 5AZ

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

Easting (x)	385863
Northing (y)	395204

Description

2. Applicant Details

Title	Mr
First name	
Surname	Rehman
Company name	Homecare Group Ltd
Address line 1	107, Dickenson Road
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M14 5AZ
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	Hassan
Surname	Naqvi
Company name	Alphan Design & Build
Address line 1	176 Burnage Lane
Address line 2	
Address line 3	
Town/city	Manchester
Country	United Kingdom
Postcode	M19 1EF
Primary number	07895306745
Secondary number	
Fax number	
Email	alphandbm@gmail.com

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)

Internal alterations and refurbishment.

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

Upon advice from planning officer at Manchester City Council the existing use as C3a use class to C3b use class does not require a formal change of use as the proposed use falls within the same main use class of C3 and meets all the conditions of class C3b

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?

There is little difference in terms of the way in the number of occupants, the manner in which they live and the way in which the household will function between the existing and proposed use, therefore we believe as there is no material change of use of the building a lawful development certificate should be granted.

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)

Details of the pre-application advice received

We spoke to a planning office at Manchester City Council about the particulars of our proposal and he provided confirmation no official planning change of use would be required for this scheme.

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

8. Authority Employee/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?

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)	24/07/2019