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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Ali	Surname:	Hasan
Company name:					
Street address:	38, Lomond Road				
			Telephone number:		
			Mobile number:		
Town/City:	MANCHESTER		Fax number:		
Country:			Email address:		
Postcode:	M22 5JD				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Steven	Surname:	Ludlam
Company name:					
Street address:	1 tintern Drive				
			Telephone number:		07789403915
			Mobile number:		
Town/City:	Hale		Fax number:		
Country:			Email address:		
Postcode:	WA15 8PE		steveludlam@outlook.com		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	38
Suffix:	
House name:	
Street address:	Lomond Road
Town/City:	MANCHESTER
Postcode:	M22 5JD

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	383867
Northing:	386744

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ◉ a) Owner ○ b) Lessee ○ c) Occupier ○ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

7. Grounds for Application

Information about the existing use(s)

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 established residential property

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

PROPOSED DORMER : Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015
Planning Portal Guidance: Proposed dormer extension in not on principle, front,, roof elevation. ref. B2

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?

These proposals are considered to be permitted development because:
The proposed rear extension will occupy no more than half the area of land around the "original house" including previous extensions.

7. Grounds for Application

The proposed rear extension will not be higher than the highest part of the roof.
The proposed rear extension will not extend beyond the rear wall of the original house* by more than three metres.
The proposed rear extension will be in excess of 2M from the existing neighbouring boundaries, at each side of the property
The proposed rear extension will have maximum eaves and ridge height, no higher than existing house.
The proposed rear extension will be no closer than seven metres to rear boundary.
The proposed rear extension will have roof pitches to match existing house.
The proposed rear extension will have materials similar in appearance to the existing house.

The proposed dormer extension is considered applicable for a lawful development, as it fulfils current legislation requirements, Principally:
Front elevation of proposed dormer, will be a minimum of 200mm from existing roof eaves
Less than 50cu M. of additional roof space created within new dormer.
Obscure glazing to proposed dormer windows.
Height of proposed roof dormer will not exceed existing ridge height of main roof.
Dormer is proposed to be located on side facing roof elevation.
Materials will match existing

8. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Proposed flat roof dormer to existing roof, side facing elevation. Proposed two storey rear extension.

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

9. 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? (Please select only one)

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

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 03/11/2017

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.