MANCHESTER CITY COUNCIL

Planning
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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 2010

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: | Surname:

Company name: Raan Investments

Street address: 1st Floor, Trafford house, Chester Road,

Town/City: Manchester

County:

Country:

Postcode: M32 0RS

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: stephen | Surname: lamb

Company name: Steve Lamb

Street address: 11 princes road, heaton moor

Town/City: stockport

County: Cheshire

Country: United Kingdom

Postcode: sk4 3nq

	Country Code	National Number	Extension Number
Telephone number:		01614326464	
Mobile number:			
Fax number:			

Email address: steveandsallylamb@btinternet.com

3. Site Address Details

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

House: 66 Suffix:

House name:

Street address: Cawdor Road

Town/City: Manchester

County:

Postcode: M14 6LR

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

Easting: 385383

Northing: 394226

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:

See below

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

Existing and proposed plans attached

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: Other C4

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: Other C4

Is the proposed operation or use: ◉ Permanent ○ Temporary

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

The property is occupied as a small HMO and this will continue after the completion of the extensions. The Council has accepted that HMOs are classed as dwelling houses for the purpose of the General Permitted Development Order and are therefore entitled to the same permitted development rights.
The question is therefore whether the proposed extensions fall within the scope of The Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.
The ground floor extension falls with class A, being an enlargement with less than 50% coverage of the curtilage of the property, excluding the ground floor area of the original dwelling. It is less than 4m high and does not project more than 3m to the rear of the property. The actual dimensions are 3.4m wide x 1.96m long. The extension will be constructed entirely on the applicant's land.

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)

Rear single storey flat roof extension measuring 3.4m x 1.96m.

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: 06/11/2013

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.