MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 122

Suffix:

Property Name:

Address Line 1: Victoria Street

Address Line 2: Bradford

Address Line 3: Manchester

Town/city: Manchester

Postcode: M11 2JW

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

Easting (x): 388348

Northing (y): 397833

Description:

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Greg

Company Name

Address

Address line 1

122 Victoria Street

Address line 2

Bradford

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M11 2JW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Robyne

Surname

Marsden

Company Name

Plans 2 Extend LTD

Address

Address line 1

98 Bolton Road

Address line 2

Atherton

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M46 9JY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] 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)

DEMOLISH CANOPY INPREPERATION FOR A REAR SINGLE STOREY EXTENTION
& DORMER TO REAR ELEVATION

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

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

The existing property reside in a popular residential estate, where a number of neighbouring dwelling currently benefit from loft conversions under permitted development, permitted development rights have not been withdrawn as a planning history check has shown, furthermore the current property does not benefit from any extension / conversions under permitted development

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

Supplied existing and proposed floorplans, elevations, sections and location plan

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

LOFT - The property is not located on designated land. The Proposed roof space increase does not exceed 50 cubic metres.
The extension beyond the plane of the existing roof slope is not on the principal elevation that fronts a highway
The materials to be used on the dormer elevations are to be tiled to match the original roof slope
The dormer is not higher than the existing ridge height
There are no verandas, balconies or raised platforms proposed
There are no side facing windows proposed.
EXTENSION -
The Single Storey Rear extensions does extend beyond the rear wall of the original house more than 3m
The house is not on designated land
Materials used in exterior work will be similar in appearance to those of the exterior of the existing house.
The Maximum height of the single-storey rear extension is no more than 4m The eaves and ridge height of extension no .

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

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

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

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?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Robyne Marsden

Date

16/07/2025