MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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 (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: 49

Suffix:

Property Name:

Address Line 1: Agnes Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M19 3AY

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

Easting (x): 387492

Northing (y): 394615

Description:

Applicant Details

Name/Company

Title

Mr

First name

Rayhan

Surname

Saddique

Company Name

One management UK LTD

Address

Address line 1

78 Dickenson Road

Address line 2

78 Dickenson Road

Address line 3

78

Town/City

Manchester

County

Country

United Kingdom

Postcode

M14 5HF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Rayhan

Surname

Saddique

Company Name

One management UK LTD

Address

Address line 1

78 Dickenson Road

Address line 2

78 Dickenson Road

Address line 3

78

Town/City

Manchester

County

Country

United Kingdom

Postcode

M14 5HF

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)

The existing use of the land at 49 Agnes Street, Manchester, M19 3AY, is lawful as it has been continuously used as a residential dwelling (Use Class C3) without any enforcement actions or planning breaches. The existing buildings proposed for alteration or extension are lawful as they were constructed in accordance with planning regulations, and there are no known restrictions or Article 4 Directions removing permitted development rights. The proposed works, including a dormer loft conversion and a rear extension, comply with permitted development rights and local planning policies, ensuring their lawfulness. No enforcement notices have been issued against the property, and no changes have been made that would render the existing structures unlawful.

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

A Lawful Development Certificate (LDC) should be granted for this proposal because the proposed dormer loft conversion and rear extension fall within the scope of Permitted Development (PD) rights as outlined in The Town and Country Planning (General Permitted Development) (England) Order 2015. The existing property is a lawful residential dwelling (Use Class C3) with no known planning restrictions, such as Article 4 Directions or prior conditions removing PD rights. The proposed alterations comply with Class A and Class B of the GPDO 2015, ensuring they meet key criteria, including height limits, volume allowances, and setback requirements. Furthermore, no enforcement actions have been taken against the property, and no changes have been made that would render the existing structures unlawful. Therefore, the proposal meets legal planning requirements, making it eligible for an LDC.

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

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?

A Lawful Development Certificate (LDC) should be granted for the proposed dormer loft conversion and rear extension at 49 Agnes Street, Manchester, M19 3AY, as the works fall within Permitted Development (PD) rights under The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). The dormer extension complies with Class B of the GPDO, as it does not exceed the highest part of the existing roof, remains within the 40 cubic meter volume limit for terraced houses, is set back at least 20cm from the original eaves, and uses matching materials. The rear extension complies with Class A of the GPDO, as it extends within the allowable 3-meter depth for a terraced house, does not exceed the 4-meter height limit, and covers less than 50% of the land around the original house. Furthermore, there are no known Article 4 Directions or restrictions removing PD rights for this property. As the proposal fully complies with PD regulations, an LDC should be granted to confirm its lawfulness.

Site Visit

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

- [ ] Yes
- [x] No

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

- [ ] The agent
- [x] 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

Rayhan Saddique

Date

11/03/2025