



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

13

Suffix

Property Name

Address Line 1

Milwain Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M19 2PX

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

Easting (x)

387171

Northing (y)

393645

Description

Applicant Details

Name/Company

Title

Ms & Mr

First name

Susan & Chris

Surname

Cragg & Bishop

Company Name

Address

Address line 1

13 Milwain Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M19 2PX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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?

- ☒ 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)

A proposed 30m2 outbuilding within the garden of the existing dwellinghouse, built within the 2m offset from the existing boundary and less than 50% of the total area of land around the original dwellinghouse. The proposed building is single storey, with an eaves height of 2.5m and a dual pitched roof of 4m. The structure is to be lightweight timber frame infilled with hempcrete and rendered in red clay and lime. The roof is proposed to be clad in corrugated cement panel with 4no. rooflights projecting no more than 150mm from the face of the roof. The proposal sits on a timber deck raised no more than 300mm from the existing ground level at the front to provide access.

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

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 proposed outbuilding relates to the existing use class of C3 dwellinghouse, The proposed outbuilding is to be used as a ceramics studio in the garden for the enjoyment of the occupants which is incidental to the continued use of the main dwellinghouse. The use class will remain unchanged.

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

Block Plan
037_L01_01
Existing Site Plan
092_L01_02
Proposed Site Plan
092_L11_02
Proposed Ground Floor and Roof Plan
092_L12_01
Proposed Elevations
092_L15_10, 092_L15_11, 092_L15_12.

Environment Agency Flood Risk Assessment Data
Minor Extension Flood Risk Assessment Proforma

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

- ☒ Permanent
☐ Temporary

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

The proposals meet the Technical Guidance for Class E: buildings permitted development rights within the curtilage of a house for a building for (a) a purpose incidental to the enjoyment of the dwellinghouse.

Under use class E.1 development is permitted due to :

- a) The proposed building is not created through any permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order
- b) The total area of ground covered by the proposed buildings, within the curtilage (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- c) No part of the proposed building, would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- d) the proposed building does not have more than a single storey.
- (e) the proposed height of the building, (i) does not exceed 4 metres with a dual-pitched roof and is 2m away from of the boundary of the curtilage of the dwellinghouse.
- (f) the height of the eaves of the building does not exceed 2.5 metres.
- (g) the proposed building is not situated within the curtilage of a listed building.
- (h) it does not include the construction or provision of a verandah, balcony or raised platform.
- (i) it relates to a dwelling and is incidental to it's use as a ceramics studio for the personal enjoyment of the occupants of the dwellinghouse. The building does not include a microwave antenna.
- (j) it is not a container.

E.2 The land within the curtilage of the dwellinghouse is not within (a) a World Heritage Site, (b) a National Park, (c) an area of outstanding natural beauty or (d) the Broads.

E.3 The proposal building is not proposed on land within the curtilage of the dwellinghouse which would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

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

Pre-application Advice

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

- ☐ Yes
☒ 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

Jo Sharples

Date

21/03/2025