MANCHESTER CITY COUNCIL

Planning
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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: 20

Suffix:

Property Name:

Address Line 1: Ridgewood Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M40 8GF

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

Easting (x): 385986

Northing (y): 400393

Description:

Applicant Details

Name/Company

Title

mrs

First name

Adele

Surname

Ion

Company Name

Manchester city council

Address

Address line 1

20 Ridgewood Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M40 8GF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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

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

⊘ Yes
◯ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

We are looking to register the property as a one bedroom children's home. There will be no changes to the exterior of the property and the house will still be maintained as a domestic dwelling in line with the other properties in the street.
There will be no more than 3 cars at the property at any one time.
Staff will be on site on a rota basis with no more than 3/4 adults present at any one time, including visitors. There will be a staff rota in operation with 2 staff present in the day and 2 staff present at night. They will live along the young person with an expectation that normal family activity is maintained. Staff shift patterns will be full days for staff attending at 7am until 11 pm and for night staff to work in-between this. This will reduce the number of people in and out of the house each day.
The communal areas are all shared with the child having their own private room.
There will be a small office on site which will be from the smallest bedroom in the property, the second bedroom will be used as homework space for the child.
There will be no deliveries made to the property other than those relating to normal domestic living.
The interior of the property will be tastefully decorated as a 'family home' would be.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

This was a family home and the intention is to use the property to accommodate 1 child alongside a staff group who will provide support during the day and night time.
The property has been empty for over 12 months.

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

There are no changes to the building and this was a domestic property which was used lawfully by previous tenants.

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?

There will be no more than 6 people at any one time at the home. in line with 3C(b)

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?

- [ ] 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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

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

Interest in the Land

Please state the applicant's interest in the land

- [ ] Owner
- [ ] Lessee
- [x] Occupier
- [ ] Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

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

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.

- [x] I / We agree to the outlined declaration

Signed

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Date

04/07/2024