

**Planning**

Telephone: +44 (0)161 234 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	123
Suffix	
Property Name	The Rossett
Address Line 1	Palatine Road
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M20 3YA

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

Easting (x)	Northings (y)
384336	391974

Description

Applicant Details

Name/Company

Title

First name

Katie

Surname

Dyson

Company Name

Cube Homes

Address

Address line 1

2a Derwent Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M217QP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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)

The proposed building works are limited to the refurbishment of the Victorian Villa. This will include an electrical re-wire, the installation of new gas boilers into each apartment, fitting of new kitchens and bathrooms, replacement of doors and windows where required, improved fire safety (fitting of an AOV), improved acoustic walling and flooring and decoration. The current parking area is to be resurfaced and any other landscaping is covered under the planning permission ref 136324/FO/2023 associated with the rear building works.

There are no new structures proposed or any demolition. There is no new access or changes to layout.

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 current building on site is a traditional Victorian Villa. Following renovations in 1997, the villa was split into 8 apartments. The apartments were leased to Great Places Housing Association for affordable rental purposes for the past 25 years or so from Manchester Methodist Housing originally. There is an approved planning permission for 'Elevational Alterations, extension and change of use from a nursing home to 8 self contained flats' planning ref 051250/FO/SOUTH1/96, approved 26 March 1997 available on the Manchester City Council planning portal.

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

A recent planning permission has been granted for the 'Demolition of existing two storey linked building to rear of Victorian Villa and replacement with new detached two story residential building comprising 8no apartments' under planning ref 136324/FO/2023 (Feb 2023). This work is being carried out the Great Places Housing Group who own the remainder of the site. This application does not include any works to the Victorian Villa, Cube are seeking a Lawful Development Certificate to ensure that the refurbishment works to the Victorian Villa do not require a separate planning application.

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The Victorian Villa has been purchased by Great Places Housing Group, which is intended to go onwards for purchase by Cube Homes Limited. The proposal by Cube Homes is to refurbish the 8 apartments, with no material layout changes. The proposed refurbishment includes the refit of kitchen and bathrooms, installation of gas boilers (to improve the EPC rating of the apartments), replacement of windows and doors, decoration and improvements to fire safety and acoustic flooring. There is some minor internal layout changes, with some internal stud walls being moved slightly - but no load bearing walls are to be changed.

An enquiry was made to Manchester Planning Authority regarding the replacement of windows and doors late last year, and it was confirmed, as long as the sash windows were replaced with sash windows, then a planning permission would not be required. Our intention is to replace the wooden sash windows, with a modern wood-effect PVC triple glazed product in order to enhance the environmental properties of the building, ensure long-term maintenance is efficient, whilst ensuring there is no material visual changes to the units.

The proposed works include relaying flooring and some additional internal wall insulation, to improve acoustic barriers between the apartments. We have also obtained a fire safety strategy report, and would include the installation of an automatic vent in a window in the communal areas and enhanced specification of the internal doors to make them more fire safe.

Gas boilers are intended to be fitted to all apartments. This has been assessed by an energy consultant is is determined as the most cost effective and efficient method of improving the EPC rating to the flats, which we are expecting to bring up from existing D/E ratings to Bs.

Due to the fitting of the boilers and refit of the kitchens/ bathrooms, electrical re-wiring needed etc, it is expected that all work will be done under Building Regulations inspections and sign off.

I have included architects drawings of the proposed internal changes. There are no proposed changes externally to the Victorian Villa (other than the upgraded windows and doors and some localised cleaning and repointing works).

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
- ☐ No

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

Katie Dyson

Date

05/09/2023