

**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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Thorp and Bekki Gocher

Company Name

Address

Address line 1

54 Rudheath Avenue

Address line 2

Withington

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M20 1BW

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)

Proposed single storey rear extension to existing dwelling house to form an enlarged kitchen and associated facilities, an open rear porch with small external store cupboard, reinstatement of original side window opening and enlarging same to match first floor window above, new timber gallows type support brackets to existing front porch, reduction of existing hardstanding to footpath width and lay to lawn, install new powered sliding gate and manual pass gate to existing street frontage not exceeding the height of the existing adjacent low fence.

Existing soil vent pipe location to be retained.

All new surface water from new roofs to be connected via new trapped gullies to existing combined drainage pipework below ground.

Proposed alterations to existing dropped kerbs indicated on the drawings are subject of a separate application to MCC highways.

The garden office / studio building indicated on the drawings is subject to a separate householder application for planning permission issued on same date and all references to the garden office / studio included in this application are for information only.

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 application includes extension the existing dwelling house believed to be within the parameters of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended.

Key dimensions are confirmed on the submitted plans. The assessment of areas relating to the curtilage has been made taking the proposed garden office / studio (separate householder application for planning permission) into account.

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

Site Location Plan

Dwg 01: Site / ground floor plan as proposed.

Dwg 02: Home office / studio plans and elevations as proposed (information only).

Dwg 03: Street Elevation as proposed (home office / studio indicated for information only).

Dwg 04: Existing house elevations as existing.

Dwg 05: Cross section and rear elevation as proposed.

Dwg 06: Side elevation as proposed Home office / studio indicated for information only).

Design and Access Statement

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?

There are no known divergences from the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Exchange of emails: 18 Jul, 22 Jul, 23 Aug 2022

Date (must be pre-application submission)

18/07/2022

Details of the pre-application advice received

Initial enquiry. 18 July 22:

....I wish to make a preliminary enquiry about the attached plans....

...We wish to complete a small single storey extension (brickwork plinth with timber and glazing) to the rear of the house....and also to add a garden office....The house is located on a corner plot meaning the majority of the garden space is to the side of the property, forward of the house. It is entirely fenced. Attached is a scale drawing.....Would these proposed works (be) Permitted Development, or will we (need) to submit a Householder Planning Application?

The drawing includes a drop kerb extension to the driveway gate.... We received a visit in the summer of 2020 from a council representative to assess and quote following our application for this dropped kerb. We were told that an extension of the dropped section would be preferable to relocating the existing and that we would hear back with a price and availability to complete the work within two weeks. We have heard nothing since..... Are you able to advise on the process for having the drop kerb extension legally authorised so we can proceed with this?

MCC response: 22.07.22

Dear Thomas

The outbuilding would require planning permission, due to its siting in front of the principle elevation of the dwellinghouse.

I would need additional information regarding the rear extension in order to assess whether this would require permission. When you say timber, is this timber framed windows? Or timber cladding? Would the brick match existing? And can you provide the roof type, height and material?

Regarding the dropped kerb, these works must be carried out by MCC contractors, the cost starts at £900 and can be applied for here: (web link).....

..... If you (originally) applied after the 12th September 2020, and you have yet to receive a response please resubmit your application for processing again.

Further information 23.08.22

Connie / Ms Phillips

Thank you for your email below.

We will prepare a planning application for the outbuilding...

Regarding the rear extension,.... I can expand as follows:

Timber: I was referring to timber framed glazing over a masonry plinth below window cill level. If we propose a pitched roof, this may include some north or west facing timber framed roof windows....

Brick: This would match the existing 2 course eng..brick plinth above ground level to the rest of the house....Above that...a white rendered finish with projecting brick...detail at window cill level....

Roof: We are not certain of this at present. (For) a simple pitched roof with roof windows, the eaves would be...approx 2440mm above FFL (approx 2650mm above OGL)....The ridge or abutment with the existing house would be not exceeding 3600mm from FFL (approx 3810mm from OGL), to sit just below the existing projecting brick detail at first floor window cill level....If we propose a simple pitched roof, the covering would be a reconstituted slate interlocking tile..to match, as far as possible, the existing natural slate roof....

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Ian Thorp

Date

27/02/2023