

**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)                        |
|-------------------------------------|-------------------------------------|
| <input type="text" value="384990"/> | <input type="text" value="399216"/> |

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

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## 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 proposal includes a single storey rear extension and a general refurbishment/internal reconfiguration of internal spaces

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

We believe that our proposal is lawful under Permitted development rights which enable certain alterations and extensions like our proposal to be made to a dwelling, without the need to apply for planning permission.

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

Please refer to our drawing list below :

1037-AGA-AZ-ZZ-DR-A-10100-P01 GA Site Wide Plan  
1037-AGA-AZ-ZZ-DR-A-11100-P01 Location Plan  
1037-AGA-AZ-ZZ-DR-A-20100-P01 Level 00 Plan Proposed (Ground Floor Plan)  
1037-AGA-AZ-ZZ-DR-A-20150-P01 Level 00 Plan Existing (Ground Floor Plan)  
1037-AGA-AZ-ZZ-DR-A-20101-P01 Level 01 Plan Proposed  
1037-AGA-AZ-ZZ-DR-A-20151-P01 Level 01 Plan Existing  
1037-AGA-AZ-ZZ-DR-A-20102-P01 Level 02 Roof Plan Proposed  
1037-AGA-AZ-ZZ-DR-A-20152-P01 Level 02 Roof Plan Existing  
1037-AGA-AZ-ZZ-DR-A-20201-P01 North Elevation Proposed  
1037-AGA-AZ-ZZ-DR-A-20251-P01 North Elevation Existing  
1037-AGA-AZ-ZZ-DR-A-20202-P01 East Elevation Proposed  
1037-AGA-AZ-ZZ-DR-A-20252-P01 East Elevation Existing  
1037-AGA-AZ-ZZ-DR-A-20203-P01 South Elevation Proposed  
1037-AGA-AZ-ZZ-DR-A-20253-P01 South Elevation Existing  
1037-AGA-AZ-ZZ-DR-A-20204-P01 West Elevation Proposed  
1037-AGA-AZ-ZZ-DR-A-20254-P01 West Elevation Existing  
1037-AGA-AZ-ZZ-DR-A-20301-P01 Section 1 Proposed  
1037-AGA-AZ-ZZ-DR-A-20351-P01 Section 1 Existing  
1037-AGA-AZ-ZZ-DR-A-20302-P01 Section 2 Proposed  
1037-AGA-AZ-ZZ-DR-A-20352-P01 Section 2 Existing

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?

This property is neither in a conservation area nor is listed building. Our single storey rear extension proposal does not extend more than 3 from the existing house nor does the maximum height of our single storey rear extension exceed beyond 4m.

## 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 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

AGA Associates

Date

30/06/2022