MANCHESTER CITY COUNCIL
Planning
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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: 18

Suffix:

Property Name:

Address Line 1: Thorneycroft Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 7HT

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

Easting (x): 381969

Northing (y): 392447

Description:

Applicant Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Balls

Company Name

Address

Address line 1

18 Thorneycroft Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M21 7HT

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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?

- [x] 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 erection of a single-storey detached outbuilding within the rear garden of the property, to be used for purposes incidental to the enjoyment of the dwellinghouse (as a home gym and study).

1. Dimensions & Siting:
The proposed outbuilding features maximum external dimensions of 7.15m width by 3.15m in depth, with a chamfered corner on the front elevation, giving an external footprint of 22.52 sqm. The structural wall footprint is 22.18 sqm and the gross internal area is 18.59 sqm.

The maximum height of the building would be 2475mm above the highest adjacent natural ground level, including the roof finish and edge trims, and the eaves would not exceed 2.5m. As the building is within 2m of a boundary, this complies with the 2.5m height limit under Class E.

The full external envelope of the outbuilding, including eaves, guttering and canopy projection, is set at least 1.2m from the side/rear boundaries, as shown on the submitted 1:200 block plan.

2. Access, Streets & Enclosures:
The project requires no alterations to existing property access, no creation of new access points, and no laying out of new streets. No new fences, walls, or means of enclosure are being constructed as part of this application.

3. Associated Hard-standings:
The outbuilding will be elevated and supported entirely on a low-impact ground screw foundation system. No extensive concrete hard-standings or traditional slab foundations are being constructed. The natural ground underneath the structure remains completely permeable.

4. Drainage & Utilities:
Surface rainwater from the flat roof will be managed via a dedicated guttering system connected to a water butt located within the garden boundary. There is no proposal for mains water plumbing or foul water drainage. Electrical power will be supplied from the main dwelling via an underground armoured cable, to be fully certified by an accredited electrician upon completion.

The proposal therefore constitutes permitted development under Class E and full planning permission is not required. A Lawful Development Certificate for the proposed development should therefore be granted.

Works have commenced but the outbuilding has not been completed or brought into use. As at the date of this application, the works comprise ground screw installation and partial structure. The application seeks confirmation that the completion and use of the detached single-storey outbuilding shown on the submitted plans would be lawful under Schedule 2, Part 1, Class E of the GPDO. The works carried out to date are in accordance with the submitted plans, including the stated siting, dimensions, boundary offsets and maximum height.

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 land subject to this application forms part of the existing curtilage and rear domestic garden of a single-family dwellinghouse (Use Class C3).

The land has been continuously and lawfully utilized as a private residential garden ancillary to the main property for many years, with no history of commercial use, severed curtilage, or planning enforcement actions. The property maintains its full permitted development rights and has not been converted under prior approval or change of use schemes.

The proposed single-storey garden outbuilding is located entirely within this domestic rear garden. It satisfies all criteria, conditions, and limitations outlined within Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The structure will be used strictly for purposes incidental to the enjoyment of the dwellinghouse.

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

The following technical drawings and supporting documents are submitted alongside this application to prove compliance with Class E Permitted Development criteria:

- Site Location Plan: Centred on the application property with the application site boundary clearly outlined in red.
- Block Plan / Site Layout Plan: (Scale 1:200) Showing the precise siting of the proposed outbuilding within the rear garden, including annotated dimension lines proving a minimum 1.2-metre offset from all adjacent property boundaries and the distance to the main dwellinghouse.
- Existing and Proposed Floor Plans: Indicating the layout and the exact external and internal width and depth dimensions of the structure.
- Existing and Proposed Elevation Drawings: Showing all sides of the outbuilding, with clear vertical dimension lines proving the maximum height is exactly 2475mm from the highest adjacent natural ground level to the absolute highest point of the flat roof.
- Land Registry Title Plan: GM533072 Confirming boundary curtilage of the property.

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?

A Certificate of Lawful Development should be granted because the proposed detached garden room represents Permitted Development that complies fully with all conditions, limitations, and criteria set out within Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal strictly complies with the following legislative criteria:

• Class E.1(a): The dwellinghouse was not created through the relevant change-of-use permitted development rights under Part 3 of the GPDO.
• Class E.1(b): The total area of ground covered by buildings, enclosures and containers within the curtilage, excluding the original dwellinghouse, would not exceed 50% of the total curtilage area.
• Class E.1(c): The outbuilding would not be situated forward of the principal elevation of the original dwellinghouse.
• Class E.1(d): The outbuilding would be single-storey.
• Class E.1(e)(ii): As the outbuilding would be within 2m of a boundary, its maximum height would not exceed 2.5m. The submitted elevations show a maximum height of 2475mm measured from the highest adjacent natural ground level.
• Class E.1(f): The eaves would not exceed 2.5m.
• Class E.1(g): The proposed outbuilding would not be situated within the curtilage of a listed building.
• Class E.1(h): The proposal would not include a verandah, balcony or raised platform.
• Class E.1(i): The proposal would not comprise a dwelling or microwave antenna.

The outbuilding would be used solely for purposes incidental to the enjoyment of the dwellinghouse, as a domestic home gym and study. The outbuilding will not contain sleeping accommodation, kitchen facilities, bathroom facilities, a separate postal address, client visits, employees, signage, or independent commercial activity.

As all statutory requirements under Class E are successfully satisfied, full planning permission is not required, and a Certificate of Lawful Development (Proposed Use) is warranted.

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

Jonathan Balls

Date

30/06/2026