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: 1

Suffix:

Property Name:

Address Line 1: Blackburn Gardens

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 3YH

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

Easting (x): 384225

Northing (y): 391843

Description:

Applicant Details

Name/Company

Title

Dr

First name

Jesus

Surname

Menendez Amigo

Company Name

ZE Passivhaus Services Ltd

Address

Address line 1

1 Blackburn Gardens

Address line 2

Address line 3

Town/City

Manchester

County

Please Select

Country

GB

Postcode

M20 3YH

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)

Erection of a single-storey rear extension, the conversion of the existing integral garage into habitable living space (including replacing the garage door with a new window), replacement of existing external windows and doors across the elevations, and associated internal alterations to the floor layouts.

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

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 existing use of the land and buildings is as a single private dwellinghouse (Use Class C3). This residential use has been continuous, uninterrupted, and lawful since the property was originally constructed in 1987

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

Please refer to the accompanying architectural planning drawing package and supporting documentation uploaded with this application:
- Drawing A01: Existing Plans & Elevations (Scale 1:100)
- Drawing A02: Proposed Plans (Ground and First Floor) (Scale 1:50)
- Drawing A03: Proposed Plans (Second Floor and Roof) (Scale 1:50)
- Drawing A04: Proposed Elevations (Scale 1:100)
- Drawing A05: Location Plan (Scale 1:1250 with red-line boundary)
- Drawing A06: Site Plan (Scale 1:500 block plan with visual scale bar)
- Drawing A07: Nicolas Menendez - Specialised disability adaptation (Scale 1:50)
- Demolition Consent: Copy of the formal Notice of Approval for the demolition of the boundary wall (Reference: PLA-2026-000453)
- Confidential Medical Evidence: Clinical supporting letter from Nicolas's NHS Diabetes Specialist Nurse regarding the specialised bedroom and bathroom, and medical storage adaptation.
- Confidential Disability Proof: DWP Disability Living Allowance (DLA) entitlement letter for Nicolas Menendez-Richardson (Reference: PR3692070, active until 14/09/2027)

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 Lawful Development Certificate should be granted because the proposed works strictly conform to the Permitted Development regulations as follows:

1. Ground Floor Rear Extension: The proposed single-storey rear extension (Drawings A02 and A06) fully complies with the size, height, and boundary limits set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Garage Conversion & Internal Layout Alterations: The conversion of the existing integral garage into habitable kitchen space represents an internal alteration within the existing residential envelope (Use Class C3) and does not constitute a material change of use. The accompanying internal wall alterations on the ground, first, and second floors (Drawings A02 and A03) are also fully permitted internal works.

3. External Materials & Windows (Conservation Area Compliance): In line with conservation guidelines, all new high-performance, triple-glazed timber/alu-clad tilt-and-turn windows are specified to closely approximate the existing dark brown timber frames by utilising frame colour RAL 8017 (Chocolate Brown). They strictly retain legacy proportions and window pane patterns to minimise any external visual change (Drawing A04), satisfying pre-application feedback from Assistant Planning Officer Joshua Lee.

4. The internal alterations on the first floor (Drawing A02 and A07) — specifically the creation of a larger, highly accessible bedroom featuring a dedicated clinical care station and an adjacent, level-access bathroom—are designed as a specialised adaptation to meet the essential hygiene, clinical care, medical storage, and overnight safety needs of the applicant's resident disabled son, Nicolas Menendez-Richardson. Nicolas is entitled to the higher rate of the care component for personal care due to the need for constant supervision and assistance throughout both day and night. Accordingly, we respectfully request a partial fee exemption/remission in accordance with the planning fees regulations for works to assist a disabled person, supported by the uploaded DWP DLA entitlement letter

5. Matching External Materials (GPDO Compliance): In accordance with the material matching conditions set out in Schedule 2, Part 1, Class A.3(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015, all external materials used on the proposed single-storey rear extension— including the brickwork, mortar, and detailing—will be of a similar appearance to those used on the existing exterior of the dwellinghouse to preserve the visual character of the Conservation Area. No exterior cladding (stone, timber, render, or plastic) is proposed.

6. Boundary Wall Demolition: The demolition of the boundary wall highlighted on the site plans has already received separate, formal planning approval under reference PLA-2026-000453 and is included on the site plan for layout completeness only.

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?

- [x] 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

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

First Name

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

Surname

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

Reference

Pre-application email correspondence

Date (must be pre-application submission)

10/07/2026

Details of the pre-application advice received

Pre-application feedback was received from Assistant Planning Officer Joshua Lee regarding window and material specifications.
In accordance with his advice, all new triple-glazed windows and doors are specified to closely match the legacy dark brown timber frames on the property, using RAL 8017 (Chocolate Brown) to preserve the character of the conservation area

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

Jesus Menendez Amigo

Date

15/07/2026