MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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: 220

Suffix:

Property Name:

Address Line 1: Moseley Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 6PD

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

Easting (x): 386355

Northing (y): 393903

Description:

Applicant Details

Name/Company

Title

Miss

First name

Margaret

Surname

Maguire

Company Name

Map Property Holding Ltd

Address

Address line 1

220 Moseley Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

GB

Postcode

M14 6PD

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)

The proposed development comprises alterations and improvements to an existing loft conversion/roof enlargement, as shown on the existing and proposed drawings. It is not an application for the construction of a new loft conversion.

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 property is an existing dwellinghouse with an existing loft conversion/roof extension. The loft conversion and associated roof structure are existing features of the property and are not proposed as new development under this application.

The existing elevations submitted with the application accurately show the dwelling and existing loft conversion in their present form. The proposed works comprise alterations and improvements to this existing loft conversion/roof structure, rather than the construction of a new loft conversion.

The existing dwelling and loft conversion are therefore the lawful existing buildings to which the proposed alterations relate.

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

Existing and proposed architectural elevation drawings showing the existing dwelling and existing loft conversion/roof extension, together with the proposed alterations and improvements.

The drawings include:

* Existing Side Elevation
* Proposed Side Elevation
* Existing Rear Elevation
* Proposed Rear Elevation

These drawings demonstrate the existing form of the loft conversion/roof extension and clearly distinguish the existing structure from the alterations proposed under this application.

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

C4 - Houses in multiple occupation

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C4 - Houses in multiple occupation

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

The proposed works constitute permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The property already benefits from an existing loft conversion/roof extension. The development proposed by this application is not the construction of a new loft conversion, but alterations and improvements to the existing loft conversion and roof structure, as clearly identified by the submitted existing and proposed elevation drawings.

Class B expressly permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, subject to the applicable limitations and conditions.

The proposed alterations do not exceed the height of the highest part of the existing roof and do not extend beyond the plane of the existing roof slope forming the principal elevation of the dwellinghouse and fronting the highway. The works are alterations to the existing rear/side roof arrangement as shown on the submitted drawings.

External materials will be of a similar appearance to those of the existing dwellinghouse. The development will comply with the applicable limitations and conditions of Class B.

Accordingly, the proposed works constitute permitted development for which express planning permission is not required, and a Lawful Development Certificate should therefore be granted.

Community Infrastructure Levy

Your development may be liable for a charge under the Community Infrastructure Levy if it involves new or additional gross internal area for residential and non-residential buildings, including extensions or a new dwelling. If your scheme is liable, this charge is payable after development begins.

Information on the CIL charges can be found on the local authority website. In London both Mayoral and local borough CIL charges may be applicable.

Your answers below, and in the application, will enable the local authority to establish if your development is liable for a charge and to calculate it accurately.

Further information on CIL, and what to do if you are liable can be found on the Planning Portal.

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Liability for CIL

Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

◯ Yes
⊘ No

Note: Answer No if either:

- the new or additional internal area only relates to a building into which people do not normally go or only go into intermittently for the purposes of inspecting or maintaining fixed plant or machinery; or
- the new or additional internal area solely relates to an internal/mezzanine floor and no other works or change of use are proposed.

Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

◯ Yes
⊘ No

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

Margaret Maguire

Date

18/08/2026