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: 85

Suffix:

Property Name:

Address Line 1: Carlton Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M16 8BZ

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

Easting (x): 382682

Northing (y): 395104

Description:

Applicant Details

Name/Company

Title

First name

Annabelle

Surname

Lloyd-Hughes

Company Name

Address

Address line 1

85 Carlton Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

GB

Postcode

M16 8BZ

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)

installation of all-black roof-mounted solar PV panels to the side and rear roof slopes of the existing dwelling house, projecting no more than 200mm from the roof plane and sitting below the highest part of the roofline.

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 property is a single-family residential dwelling (use class C3) and has been in continuous lawful residential use for over 10 years. As an unlisted dwellinghouse, it benefits from the full range of permitted development rights outlined in the Town and Country Planning General Permitted Development Order

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

-site location plan
-site / block plan
-proposed roof plan elevations - SE rear roof and SE side roof drawings with detail of solar panel array
-proposed section showing the panels do not project more than 200mm
-manufacturer's technical data sheet
-email from Holly Wright

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

- [x] Permanent
- [ ] Temporary

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

The proposed solar PV panel installation constitutes permitted development under Class A, Part 14 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and meets all necessary legal conditions as follows:
-the property is not a listed building, nor does it sit on a scheduled monument
-the solar panels will be mounted strictly on the existing roof slopes
-the panels will not protrude more than 200mm beyond the plane of the roof slope
-no part of the equipment will be higher than the highest part of the existing roofline (excluding the chimney)
-while located in a conservation area, none of the proposed panels are being fitted to a wall or roof slope that fronts a highway
-the design uses all-black panels to minimise visual impact

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

Date (must be pre-application submission)

04/08/2026

Details of the pre-application advice received

Written confirmation was received via email, confirming that the installation of solar PV panels would be acceptable under Permitted Development rights since the panels would not be located on a roof slope facing the street.

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

Annabelle Lloyd Hughes

Date

19/08/2026