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: 117

Suffix:

Property Name:

Address Line 1: Blueberry Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M40 0GE

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

Easting (x): 388509

Northing (y): 402666

Description:

Applicant Details

Name/Company

Title

Mr

First name

Edwin

Surname

Ogbebor

Company Name

Address

Address line 1

117 Blueberry Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M40 0GE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Michael

Surname

Eze

Company Name

Eze & Partners LTD

Address

Address line 1

Bartle House

Address line 2

Oxford Court

Address line 3

Town/City

Manchester

County

Lancashire

Country

United Kingdom

Postcode

M2 3WQ

Contact Details

Primary number

07747636642

Secondary number

Fax number

Email address

e.michael@ezeandpartners.co.uk

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 conversion of the existing integral garage to habitable accommodation forming part of the existing residential dwelling, as shown on the submitted drawings.

The works comprise removal of the existing garage door, partial infill of the existing opening with masonry finished to closely match the existing dwelling, and installation of a new window within the former garage opening.

Associated internal alterations are proposed to integrate the converted garage with the existing residential accommodation as shown on the submitted drawings.

All works will remain within the existing building envelope. No extension, increase in building footprint or height is proposed. No additional residential unit will be created, and no change of use is proposed. The property will remain in use as a single residential dwelling.

No new vehicular or pedestrian access, new street, external hardstanding or means of enclosure forms part of the proposal. No alterations to the existing drainage arrangements are proposed.

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

117 Blueberry Avenue is an established residential dwelling in lawful residential use. The existing dwelling and integral garage form part of the same residential property. The proposal does not involve a change of use and relates only to the conversion of the integral garage to habitable accommodation, together with associated internal and external alterations shown on the submitted drawings. The property will remain a single residential dwelling.

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

Supporting Statement of Lawfulness; Site Location Plan; Existing Site/Block Plan; Existing and Proposed Floor Plans; Existing and Proposed Elevations;

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 works are considered lawful as they relate to alterations to an existing residential dwelling and do not involve a change of use or enlargement of the building. The internal alterations do not constitute development requiring planning permission, while the alteration to the existing garage opening is considered permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The property will remain a single residential dwelling, with no additional residential unit created. The proposed works are fully described in the submitted drawings and Supporting Statement of Lawfulness.

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

The applicant is the lessee of the property. The freehold owner is Freehold Managers PLC, Bulters Wharf Building, 36 Shad Thames, London SE1 2YE. The freehold owner has been informed in writing of this application.

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

Michael Eze

Date

02/10/2026