EZE & PARTNERS

SUPPORTING STATEMENT OF LAWFULNESS

Application For A Certificate Of Lawfulness Of Proposed Development

117 Blueberry Avenue, Manchester M40 0GE

Proposed conversion of the existing integral garage to habitable accommodation, including replacement of the garage door with masonry infill and a new window, together with associated internal alterations.

Application	Certificate of Lawfulness of Proposed Development
Local Planning Authority	Manchester City Council
Agent	Eze & Partners Ltd
Date	30 September 2026

Prepared in support of the proposed LDC application

1. Introduction

This statement supports an application for a Certificate of Lawfulness of Proposed Development at 117 Blueberry Avenue, Manchester M40 0GE.

The application seeks formal confirmation that the proposed garage conversion and the associated alterations shown on the submitted drawings can be carried out lawfully without a separate planning permission.

The works are limited to the existing residential dwelling. No extension is proposed, and no additional dwelling is created, and the property will continue to be used as one residential home.

2. The Property

No.117 Blueberry Avenue is an existing residential dwelling. The accommodation includes an integral garage which forms part of the property and is accessed as part of the dwelling.

The HM Land Registry register identifies the property as 117 Blueberry Avenue, Manchester M40 0GE under title number MAN82876. The property is held on a long lease.

The proposed works do not change the residential use of the property. The completed scheme will remain a single residential dwelling occupied as one home.

3. Proposed Works

The proposal is straightforward and comprises the following:

- conversion of the existing integral garage into habitable accommodation serving the existing dwelling;
- removal of the existing garage door;
- partial infill of the garage-door opening with masonry finished to closely match the existing front elevation;
- installation of a new domestic window within the former garage-door opening;
- associated internal alterations to improve the ground-floor layout and connect the converted garage with the rest of the home; and
- internal reconfiguration at first-floor level where shown on the submitted drawings.

All works are contained within the existing building envelope, apart from the alteration to the existing garage-door opening. There is no increase in the footprint, height or overall volume of the building.

4. Basis of the LDC Application

The application is made under section 192 of the Town and Country Planning Act 1990. The purpose of the application is to confirm whether the proposed works would be lawful if carried out in accordance with the submitted drawings.

This is therefore a legal planning assessment rather than an assessment of the planning merits of the scheme. The application should be considered against the relevant planning legislation and the exact works shown on the drawings.

5. Internal Alterations

Most of the proposed works are internal. These include the reconfiguration of rooms, new internal partitions, openings and the incorporation of the former garage into the living accommodation.

Under section 55(2)(a) of the Town and Country Planning Act 1990, works that affect only the interior of a building do not normally amount to development requiring planning permission. The internal elements of this proposal are therefore separate from the external alteration to the garage opening.

6. Alteration to the Garage Opening

The only material external change is to the existing garage opening on the front elevation. The garage door will be removed, part of the opening will be infilled, and a new domestic window will be installed.

The alteration does not enlarge the dwelling and remains within the existing garage opening. The new external materials will be selected to closely match the existing dwelling in appearance.

The application relies on the permitted development provisions in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, for the external alteration shown on the submitted drawings.

7. Residential Use

The proposal does not change the use of No.117. The property will remain one residential dwelling within Use Class C3.

The converted garage will form part of the existing home and will not operate independently. There will be no separate entrance arrangement, separate residential unit or subdivision of the property as part of this proposal.

8. Parking and Access

The application does not propose any change to the existing vehicular or pedestrian access arrangements. In addition to the existing driveway to the front, there is additional parking to the rear of the building.

Existing parking and access arrangements are shown on the submitted drawings for context.

9. Submitted Information

The application should be read together with the following information:

- site location plan;
- existing and proposed floor plans;
- existing and proposed elevations;
- site/block plans where included;
- this Supporting Statement.

The drawings clearly identify the existing garage, the proposed conversion, the new front window and masonry infill, and the internal alterations forming part of the application.

10. Conclusion

The proposal is a modest alteration to an existing residential dwelling. It converts the integral garage into habitable accommodation, replaces the garage door with a window and matching masonry infill, and makes associated internal changes.

The property will remain one residential dwelling and no extension or additional residential unit is proposed.

For the reasons set out in this statement and on the submitted drawings, Eze & Partners respectfully requests that Manchester City Council issues a Certificate of Lawfulness of Proposed Development for the works described.

11. Relevant Legislation

Town and Country Planning Act 1990 - sections 55 and 192.

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A.