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: 15

Suffix:

Property Name:

Address Line 1: Belhaven Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M8 4WR

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

Easting (x): 383803

Northing (y): 402644

Description:

## Applicant Details

### Name/Company

Title

First name

Surname

Wyler

Company Name

### Address

Address line 1

15 Belhaven Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M8 4WR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

### Name/Company

Title

Mr

First name

Sam

Surname

Golding

Company Name

Gold Sketch Studios LTD

### Address

Address line 1

55a Bury Old Road

Address line 2

Address line 3

Town/City

Prestwich

County

Country

Postcode

M25 0FG

## 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)

Conversion of the existing garage into a gym, home office and games room ancillary to the main dwellinghouse, including the installation of new anthracite grey windows and doors and anthracite grey external wall cladding.

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 application site comprises a dwellinghouse (Use Class C3) with an existing detached garage located within the residential curtilage. The garage was lawfully constructed and has been in continuous use as a domestic garage ancillary to the dwellinghouse. The existing building is therefore considered lawful.

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

GSS26175 - Adjacent to 15 Belhaven Road - 0E1.1 - Existing Plans and Elevations
GSS26175 - Adjacent to 15 Belhaven Road - 0P1.1 - Proposed Plans and Elevations
GSS26175 - Adjacent to 15 Belhaven Road - 502 - Site - Existing and Proposed

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 proposal comprises the conversion of an existing detached garage into a gym, home office and games room ancillary to the main dwellinghouse, including the installation of new anthracite grey windows and doors and anthracite grey external wall cladding.

The converted space will remain incidental to the enjoyment of the dwellinghouse and will not form a separate planning unit or independent dwelling. It will be used solely by the occupants of the main house and will not contain a separate kitchen, sleeping accommodation or commercial use.

The proposal does not result in a material change of use, as the garage will continue to serve the dwellinghouse in an ancillary capacity. The proposed external alterations constitute permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal is therefore lawful, and a Lawful Development Certificate should 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
- [x] 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

Sam Golding

Date

06/10/2026