MANCHESTER CITY COUNCIL
Planning
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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: 206

Suffix:

Property Name:

Address Line 1: Oswald Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 9GW

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

Easting (x): 381592

Northing (y): 394790

Description:

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Stephen and Larissa

Surname

Smith

Company Name

Address

Address line 1

206 Oswald Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 9GW

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

Curtis

Surname

Martyn

Company Name

EOHMA LIMITED

Address

Address line 1

Piccadilly Business Centre

Address line 2

Blackett Street

Address line 3

Town/City

Manchester

County

England

Country

GB

Postcode

M12 6AE

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)

A Certificate of Lawful Development is sought for a proposed rear L-shaped dormer roof extension, installation of two front rooflights, and removal of the existing chimney stack.

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

C3 Dwelling

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

Supporting Evidence (Rev A) - Permitted development - 206 Oswald Road
LPA Correspondence and Planning Advice.pdf
Previous LDC Decision Notice – PLA-2026-000039.pdf
206 OSWALD ROAD - 00 LOCATION PLAN
206 OSWALD ROAD - 001 SITE PLAN
206 OSWALD ROAD - 003 PROPOSED
206 OSWALD ROAD - 004 ELEVATIONS
206 OSWALD ROAD - 005 SECTION
206 OSWALD ROAD - 006 ALTERATIONS

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?

This application follows the previous Lawful Development Certificate application (Ref: PLA-2026-000039), for which a split decision was issued. The Council confirmed that the proposed front rooflights and removal of the existing chimney stack constituted permitted development, with the L-shaped dormer refused solely on the basis of the appearance of the windows within the rear elevations. The current application therefore seeks to address the reason for refusal through amendments to the window design. For completeness and clarity, the proposed works are shown and described in their entirety within this application, notwithstanding that the lawfulness of the chimney-stack removal has previously been confirmed. The number of front rooflights has also been reduced from three to two and the skylight over the bathroom removed following subsequent client design development.

A Certificate of Lawful Development is sought for the proposed roof enlargement and alterations at 206 Oswald Road, Chorlton, Manchester, M21 9GW. The application is made under Section 192 of the Town and Country Planning Act 1990 to confirm that the proposed works constitute permitted development under Schedule 2, Part 1, Classes B, C and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
The property is a dwellinghouse and the proposal comprises an enlargement and alteration of the roof by way of:

• construction of a rear L-shaped dormer extension;
• installation of two rooflights to the front roof slope; and
• removal of the existing chimney stack.

The development complies with the limitations and conditions of the relevant Classes of the GPDO, including:

• No part of the development exceeds the height of the existing roof ridge (Class B.1(b), Class C.1(c));
• The development does not extend beyond the plane of the principal elevation roof slope fronting the highway (Class B.1(c));
• The additional roof volume remains within the permitted allowance for a terrace dwelling (Class B.1(d));
• The rooflights will not protrude more than 0.15 metres beyond the plane of the roof slope (Class C.1(b));
• External materials will be of a similar appearance to the existing dwellinghouse (Class B.2(a));
• The dormer is set within the rear roof slope in accordance with Class B requirements (Class B.2(b));
• The removal of the existing chimney stack is considered permitted development under Class G.

The revised window arrangement has been introduced specifically to address the reason for refusal identified in the previous decision and to provide windows of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

On this basis, the proposed development constitutes permitted development and is therefore lawful.

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

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

Lawful Development Application PLA-2026-000039

Date (must be pre-application submission)

06/10/2026

Details of the pre-application advice received

Following the previous Lawful Development Certificate application (Ref: PLA-2026-000039), the applicant's agent contacted the Local Planning Authority seeking clarification regarding the reason for refusal of the L-shaped dormer.

The Planning Officer confirmed that the Council's concern related specifically to the size, shape and design of the proposed rear-facing windows. The proposal was subsequently revised to address this concern, with the amended window arrangement designed to more closely reflect the size, shape and overall appearance of the windows of the existing dwellinghouse.

The revised drawings were provided to the Planning Officer for review prior to resubmission. The Officer subsequently confirmed that "the amended window design would appear to overcome the concerns over the previous application" and further advised that, assuming the development complies with all other conditions and limitations of the GPDO, they could not envisage that the Council would refuse to grant a certificate.

The relevant correspondence with the Local Planning Authority is submitted in support of this application. Should the Local Planning Authority identify any further matter that may prevent the issue of the Certificate, we would be grateful if the applicant's agent could be contacted prior to determination, where possible, to provide an opportunity for the matter to be clarified or addressed.

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

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Curtis Martyn

Date

07/10/2026