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: 8

Suffix:

Property Name:

Address Line 1: Clibran Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M8 0RD

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

Easting (x): 384909

Northing (y): 400613

Description:

Applicant Details

Name/Company

Title

Mr

First name

Rafique

Surname

Malik

Company Name

Address

Address line 1

8 Clibran Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M8 0RD

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

Mohamed

Surname

Muse

Company Name

Muse Architects

Address

Address line 1

455 Chester Road

Address line 2

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M16 9HA

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)

Construction of a single-storey extension to the rear kitchen and roof extension and conversion of the existing loft, including the formation of a rear dormer extension, a new internal staircase and associated external alterations, as shown on the submitted drawings.

No alterations are proposed to the existing pedestrian or vehicular access, street layout, boundary enclosures or hardstanding. The property will remain in use as a single dwellinghouse.

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 property is an existing two-storey dwellinghouse in established residential use as a single dwellinghouse within Use Class C3. The proposed works comprise alterations and extensions to the existing dwelling only. No subdivision or change of use is proposed.

The application seeks confirmation that the proposed single-storey rear extension and rear dormer loft conversion would constitute permitted development under Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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

- Site location plan.
- Existing and proposed block plans.
- Existing and proposed floor plans.
- Existing and proposed roof plans.
- Existing and proposed elevations and sections.
- Permitted Development Compliance Statement addressing Classes A and B.
- Rear dormer roof-volume calculation.
- Site photographs and supporting Design and Access Statement.

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 development comprises a single-storey rear extension and a rear dormer loft conversion serving the existing C3 dwellinghouse. No change of use or separate residential unit is proposed.

The rear extension is considered to comply with Schedule 2, Part 1, Class A, and the rear dormer with Schedule 2, Part 1, Class B, of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The works remain within the applicable dimensional, height, roof-volume, siting and material limitations and conditions, as demonstrated by the submitted plans, elevations, sections and roof-volume calculation. Permitted development rights are understood to remain available to the property.

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?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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

Mohamed Muse

Date

06/10/2026