MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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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: 19

Suffix:

Property Name:

Address Line 1: Cotton Lane

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 4UX

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

Easting (x): 385298

Northing (y): 392451

Description:

Applicant Details

Name/Company

Title

Mr

First name

Leslie

Surname

Lamptey

Company Name

Address

Address line 1

19

Address line 2

Cotton Lane

Address line 3

Town/City

Manchester

County

LANCASHIRE

Country

GB

Postcode

M20 4UX

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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)

Installation of one rooflight to front roof.

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 property is an existing established dwellinghouse in lawful residential use (Use Class C3). The dwellinghouse and existing roof form part of the lawful residential property and there is no proposed change of use as part of this application.

The application relates solely to a proposed alteration to the existing front roof slope through the installation of a roof window system.

The existing residential use of the property is long established and there is no known enforcement action or other restriction affecting the lawful use of the property as a single dwellinghouse.

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

Select the use class that relates to the existing or last use.

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Please select...

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 is considered lawful by virtue of permitted development rights granted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The proposal comprises the installation of one roof window system.

The proposed roof window will not extend above the highest part of the original roof and will be installed such that, when closed, it does not protrude more than 0.15 metres beyond the plane of the slope of the original roof, measured perpendicular to the external surface of the roof.

The proposed window is located within the front roof slope rather than a side elevation and therefore the conditions contained within Class C relating specifically to side-facing roof windows are not applicable.

The applicant has previously sought informal advice from Manchester City Council Planning. The Council advised that the proposed VELUX CABRIO installation appears capable of benefiting from permitted development rights under Class C and referred specifically to Planning Inspectorate appeal decision APP/L5810/X/15/3002668, concerning VELUX CABRIO windows.

In that appeal, the Inspector concluded that VELUX CABRIO windows installed within a roof slope could constitute development permitted under Class C, subject to compliance with the relevant limitations and conditions of the GPDO.

The proposed development therefore falls within the scope of Class C and complies with its applicable limitations and conditions. A Certificate of Lawfulness for Proposed Development is consequently sought under Section 192 of the Town and Country Planning Act 1990.

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?

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

Pre-application Advice

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

- [x] 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

First Name

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

Surname

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

Reference

FP/25/01082

Date (must be pre-application submission)

08/09/2026

Details of the pre-application advice received

Informal planning advice was sought from Manchester City Council regarding the proposed installation of a VELUX GDL MK19 CABRIO roof window within the front roof slope of the dwellinghouse.

The Council advised that, based on the information submitted, the proposal may benefit from permitted development rights under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The officer referred specifically to Planning Inspectorate appeal decision APP/L5810/X/15/3002668 concerning VELUX CABRIO windows and advised that such installations have been found to constitute permitted development under Class C, subject to the relevant limitations and conditions.

The Council advised that the proposal would need to project no more than 150mm beyond the plane of the existing roof slope and not extend above the highest part of the roof. Based on the information provided, the officer stated that they would not expect the proposal to require a separate householder planning application.

The officer advised that a Lawful Development Certificate could be sought to obtain a formal determination of lawfulness. A copy of the Council's written advice is being submitted in support of this application.

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

Leslie Lamptey

Date

09/10/2026

Amendments Summary

Changes made as per request from Planning official;

1. Please provide a site location plan with the application site edged in red at 1:1250 scale around both the garden and house.

- AMENDED

2. With reference to your recently submitted application, please can you confirm your agreement with the proposed description:

"Installation of one rooflight to front roof".

- DONE