Lawful Development Certificate - Proposed Development

VELUX GDL SK19 CABRIO - Corrected Supporting Pack

Site	19 Cotton Lane, Manchester
Applicant	Leslie Lamptey
Product	VELUX GDL SK19 CABRIO
External frame size	1140 mm wide x 2520 mm long
Position	Front roof slope - replaces existing left-hand roof window as viewed from public highway
Existing right-hand roof window	Retained
Revision date	30 September 2026

Purpose

This pack brings together the corrected drawings, site photographs, internal structural reference, SK19 product evidence, Manchester City Council informal advice and a supporting statement for a proposed Certificate of Lawfulness application.

CORRECTION NOTE: this pack replaces the earlier SK19 version whose front-elevation geometry could be misread because the 2520 mm frame length was shown like a vertical elevation dimension. In this pack, 2520 mm is consistently described as the frame length measured along the roof slope. The closed unit is shown within the roof slope.

1. Proposal Summary

Application description	Installation of one VELUX GDL SK19 CABRIO roof window system, external frame size 1140 x 2520 mm, within the front roof slope, replacing the existing left-hand roof window and retaining the existing right-hand roof window.
Planning route	Certificate of Lawfulness for Proposed Development - Section 192
Permitted development basis	Schedule 2, Part 1, Class C of the GPDO 2015 (as amended)
Key Class C limits	Closed alteration must not protrude more than 150 mm beyond the plane of the original roof slope and must not extend above the highest part of the original roof.
Dimension clarification	1140 mm is the external frame width. 2520 mm is the external frame length measured along the roof slope.
Manufacturer reference	VELUX UK identifies SK19 as 114 x 252 cm. Manufacturer technical installation details should accompany the application.
Drawing status	The corrected photographic visual and schematic technical diagrams are planning-support material. A measured 1:50 or 1:100 elevation should be supplied if required for validation.

Do not submit the earlier MK19 pack or the earlier SK19 drawing sheet that presented 2520 mm as a vertical front-elevation dimension.

2. Corrected Drawing Set - Index

Standalone drawing set included separately: 19_Cotton_Lane_SK19_CORRECTED_Drawing_Set.pdf

DS-01	Existing front elevation photo + corrected proposed visual
DS-02	Existing and proposed front elevation linework - corrected dimension logic
DS-03	Indicative roof plan + Class C roof section
DS-04	Product evidence + internal structure + submission requirements

Important: an official OS location plan is not fabricated in this pack. Manchester requires a current Ordnance Survey based location plan at 1:1250 or 1:2500 with the application site edged red and adequate contextual information. Obtain that plan separately through Planning Portal / an approved mapping supplier.

3. Existing Front Elevation - Site Photograph



Photograph 1 - Earlier site photograph showing the two existing front roof-window positions. The proposed SK19 replaces the left-hand roof window when viewed from the public highway. The existing right-hand roof window is retained.

4. Corrected Proposed Front Elevation - Visual



Illustrative photographic visual - NOT TO SCALE. Closed position shown. The SK19 is shown entirely within the front roof slope. The 2520 mm dimension is the frame length along the roof slope, not a vertical dimension on the front elevation.

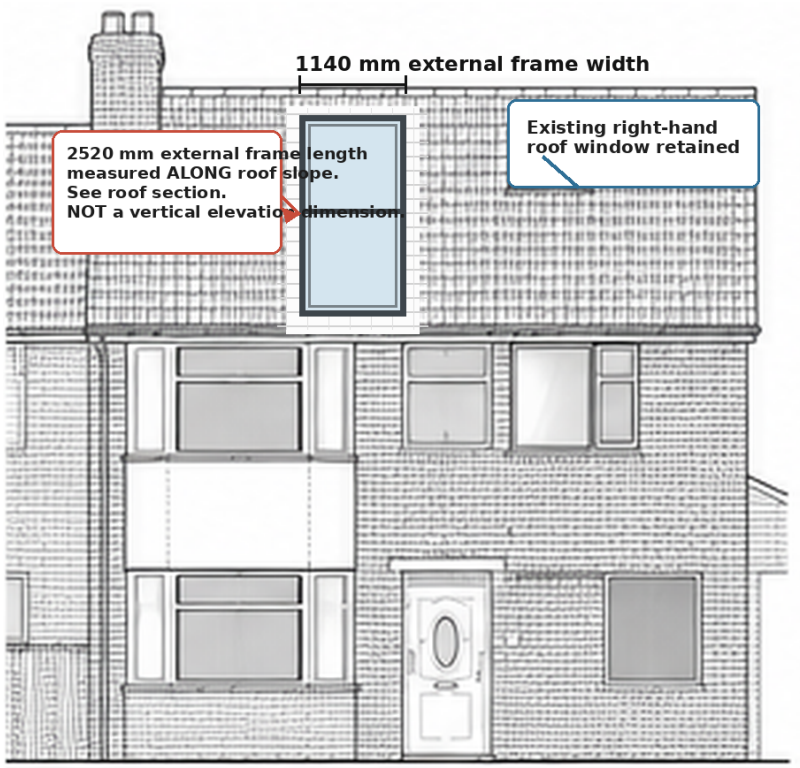
5. Existing and Proposed Front Elevation Drawings

Existing front elevation - source linework



Existing linework reproduced from the previous application drawing. Reproduction here is not a measured-scale output.

Proposed front elevation - corrected SK19

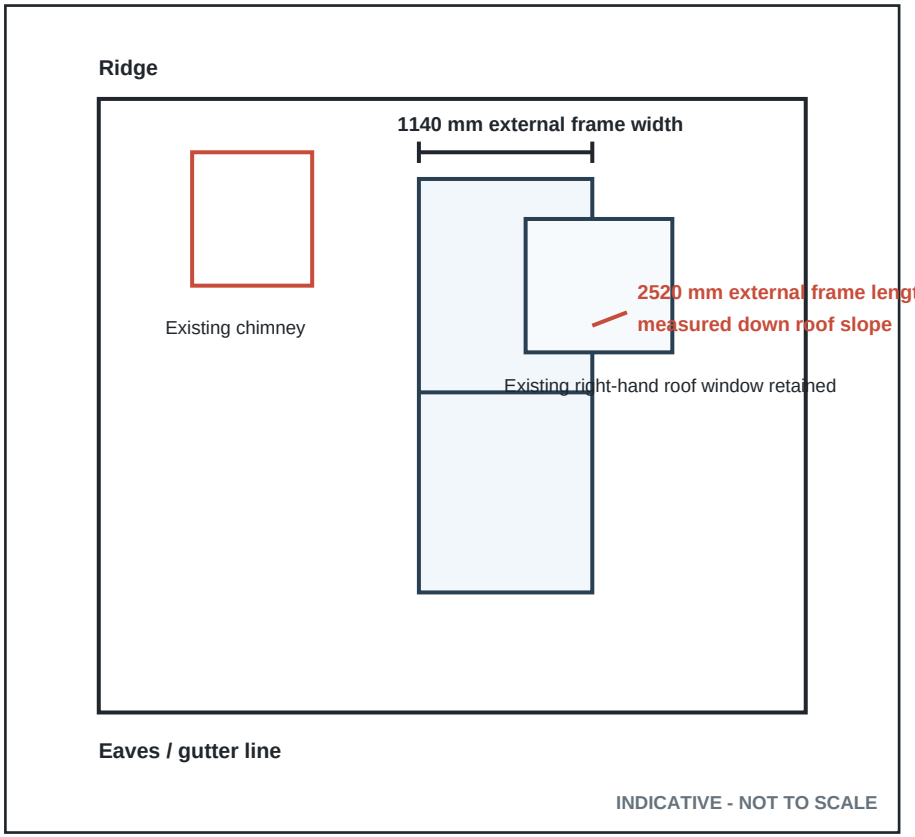


1140 mm width shown on front elevation. 2520 mm is referenced to the roof section because it runs along the roof slope.

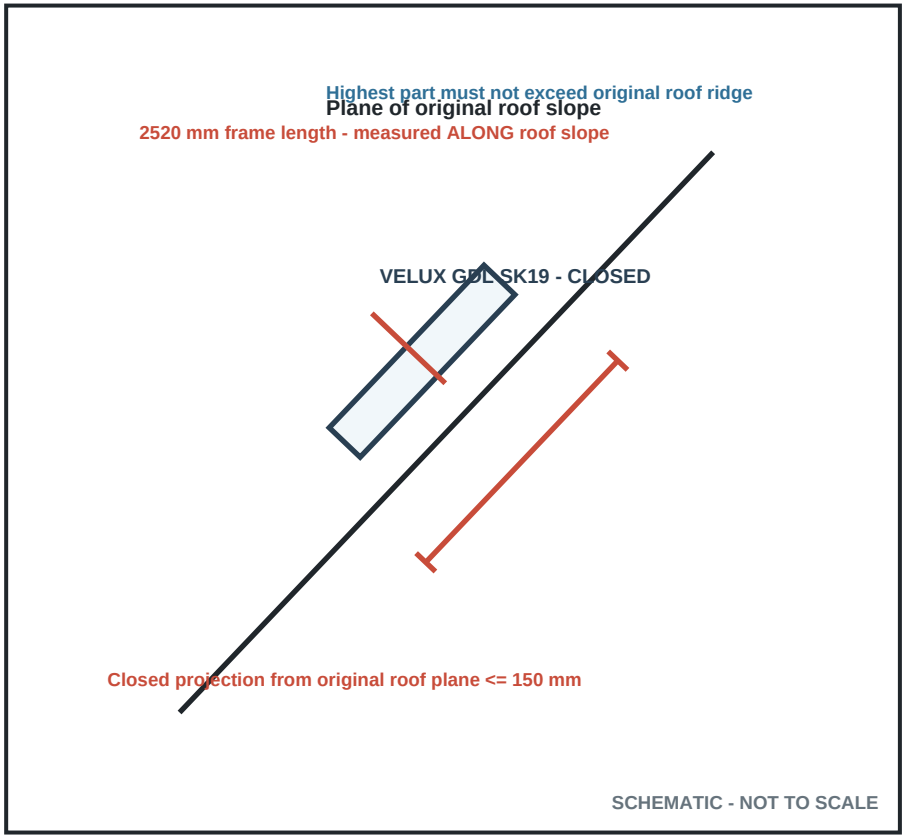
Manchester normally expects elevations at 1:50 or 1:100. If the Council requires a measured validation drawing, issue a CAD elevation based on site measurements.

6. Roof Plan and Class C Roof Section

Indicative roof plan / position

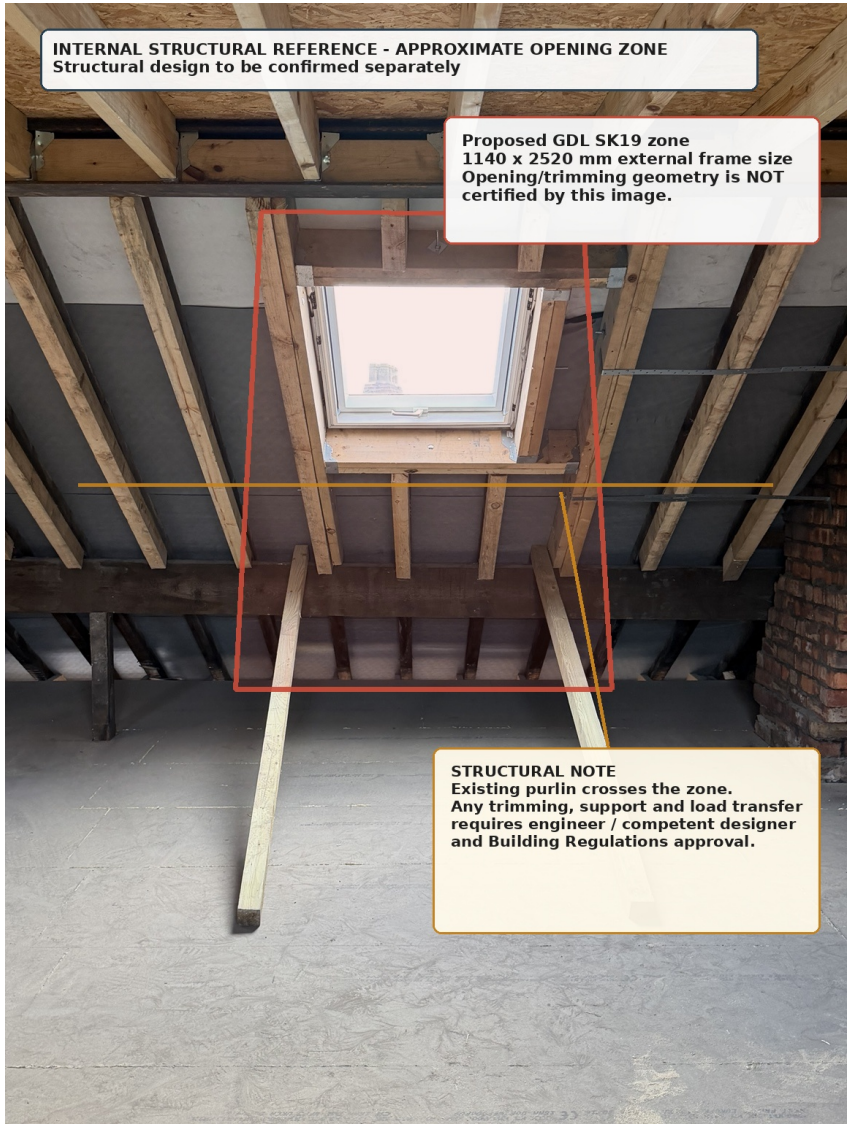


Corrected roof section / Class C logic



Schematic only - use the official VELUX SK19 installation / section detail to evidence the final closed-unit projection relative to the original roof plane.

7. Internal Roof Structure - Structural Reference



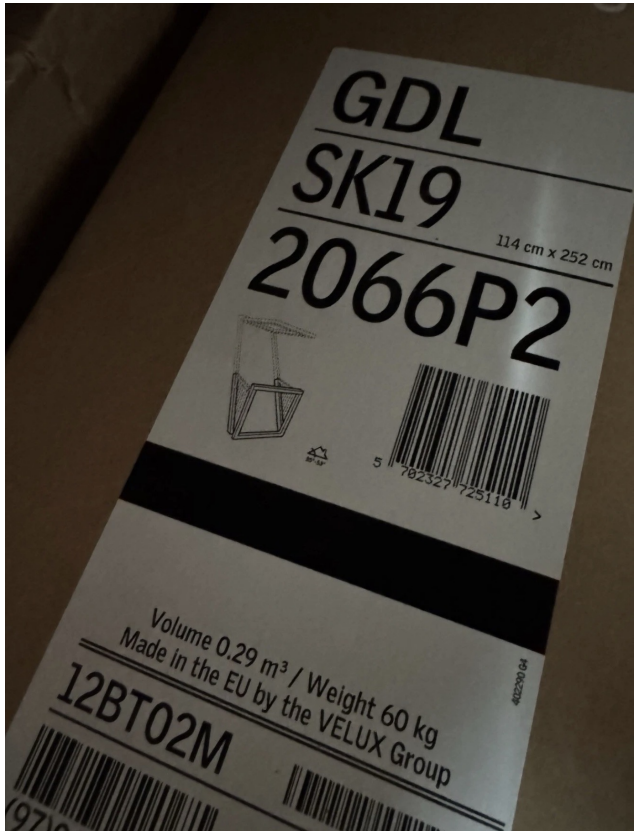
Structural note

The internal photograph shows an existing purlin crossing the approximate opening zone. Any trimming, support, transfer member or alteration to rafters / purlins should be designed by the structural engineer or other competent designer and dealt with under Building Regulations. This is separate from the planning-lawfulness test.

The red opening outline is approximate only. It must not be treated as a structural setting-out drawing.

8. VELUX Product Evidence - GDL SK19

Label confirms GDL SK19 - 114 cm x 252 cm



Additional manufacturer carton / product evidence



Key facts

Model
GDL SK19

Size
114 x 252 cm

External
1140 x 2520 mm

Earlier model
MK19 superseded

VELUX roof pitch
35-53 deg nominal range - verify site

Manufacturer labels identify the product and size. They do not replace the official SK19 installation / flashing section.

9. Manchester City Council Informal Planning Advice

Dear Leslie,

Thank you for your email regarding the proposed installation of a VELUX CABRIO roof window at 19 Cotton Lane.

Based on the information provided, it appears that the proposal may benefit from permitted development rights under Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to alterations to the roof of a dwellinghouse.

The Council is aware of appeal decisions where VELUX CABRIO windows have been found to constitute permitted development under Class C, provided the installation complies with the relevant limitations and conditions of the GPDO (APP/L5810/X/15/3002668). In particular, 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.

On the basis of the information submitted, I would not expect the proposal to require a separate householder planning application. However, please note that this is informal officer advice only and does not constitute a formal determination of lawfulness.

If you require certainty before carrying out the works, you may wish to submit an application for a Lawful Development Certificate. This would enable the Council to formally assess the proposal and provide a legally binding decision.

I trust this is helpful.

Kind regards,

Josh

How the advice is used in this revised pack

Manchester indicated that the CABRIO proposal described at the time may benefit from Class C permitted development rights, subject to the statutory limitations and conditions.

The officer highlighted the 150 mm projection limit and the requirement not to extend above the highest part of the roof, and recommended an LDC if formal certainty was required.

The advice predates the later change from MK19 (780 mm wide) to SK19 (1140 mm wide). It is therefore included as background, not as confirmation that the revised SK19 proposal is lawful.

The corrected application should be determined on the SK19 proposal and evidence now submitted.

10. Supporting Statement

1. Introduction

This statement accompanies an application under Section 192 of the Town and Country Planning Act 1990 seeking confirmation that the proposed installation of a VELUX GDL SK19 CABRIO roof window would be lawful. The proposal is within the front-facing pitched roof slope and replaces the existing left-hand roof window as viewed from the public highway.

2. Proposed development

The proposed product is a VELUX GDL SK19 CABRIO roof balcony/window system with an external frame size of 1140 mm wide x 2520 mm long. The existing right-hand roof window is retained. The 2520 mm dimension is the frame length measured along the roof slope.

3. Permitted development basis

The applicant considers the proposal to fall within Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Class C does not permit an alteration that protrudes more than 0.15 metres beyond the plane of the original roof slope, measured perpendicular to the external surface, or that results in the highest part of the alteration being higher than the highest part of the original roof.

4. Relevant CABRIO background

Manchester City Council referred to Planning Inspectorate appeal APP/L5810/X/15/3002668 concerning VELUX CABRIO windows. That decision is relevant background, but the present application must be determined on the facts and geometry of this property and the revised SK19 proposal.

5. Manchester advice

The informal officer advice indicated that a CABRIO proposal may benefit from Class C rights and suggested an LDC for certainty. The advice predated the change to SK19 and is not presented as a formal determination of the revised proposal.

6. Structural matters

The internal photograph indicates that the proposed opening interacts with an existing purlin. Structural design, trimming, support and Building Regulations approval are separate from the planning-lawfulness question.

7. Conclusion

The Council is respectfully requested to determine whether the specified GDL SK19 CABRIO in the left-hand replacement position, installed so that the Class C limitations are satisfied, would constitute lawful permitted development.

Legal / guidance references checked 30 Sep 2026: GPDO 2015 Sch.2 Pt.1 Class C; Manchester City Council drawing requirements; VELUX UK product information.

11. Submission Checklist and Revision Control

LDC application form	Complete via Planning Portal.
Corrected LDC supporting pack	This document.
Corrected drawing set	19_Cotton_Lane_SK19_CORRECTED_Drawing_Set.pdf
Official OS location plan	REQUIRED separately - 1:1250 or 1:2500, with appropriate red line and context.
Measured elevation / plan	Provide at 1:50 or 1:100 if required for validation. Do not claim the reproduced support diagrams are measured-scale CAD drawings.
Official VELUX SK19 installation detail	Recommended to evidence closed projection and installation geometry.
Manchester informal advice	Include as background evidence.
Structural design / Building Regulations	Separate workstream - required before structural alteration to purlin / rafters.
Superseded documents	Do NOT submit MK19 drawings or the earlier SK19 drawing sheet with the misleading vertical 2520 mm dimension.

Final consistency check: every proposal reference should say GDL SK19 - 1140 x 2520 mm - replacing the existing LEFT-HAND front roof window. The existing RIGHT-HAND roof window remains.