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: 5

Suffix:

Property Name:

Address Line 1: Millway Walk

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M40 1JZ

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

Easting (x): 388115

Northing (y): 400209

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Anh Thu

Surname

Trinh

Company Name

Address

Address line 1

5 Millway Walk

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

GB

Postcode

M40 1JZ

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

Khanh

Surname

Le

Company Name

Address

Address line 1

12 Bletchley Court

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N1 7NX

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)

Erection of a single-storey rear extension, 6045 mm wide, extending 3000 mm beyond the rear wall of the original dwellinghouse, with a 15-degree pitched roof, a maximum height of 3505 mm and an eaves height of 2700 mm. No rooflights are proposed. Facing brickwork and roof tiles will match the existing dwellinghouse. The siting and exact dimensions are shown on the submitted drawings.

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 at 5 Millway Walk, Manchester, M40 1JZ is a two-storey mid-terrace dwellinghouse in use as a single dwellinghouse (Use Class C3). The building was erected and has been used continuously as a private dwellinghouse. The existing building and its use are lawful.

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

B001 Existing Block Plan (1:200)
B101 Existing and Proposed Roof Plans (1:100)
B102 Existing and Proposed Ground Floor Plans (1:100)
B201 Existing and Proposed Rear Elevations (1:50)
B202 Existing and Proposed Right Side Elevations (1:100)
B203 Existing and Proposed Left Side Elevations (1:100)
B301 Existing and Proposed Sections A (1:100)

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?

A Lawful Development Certificate should be granted because the proposed single-storey rear extension constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and no limitations or conditions remove those rights.

The proposal meets each relevant criterion as follows:

Class A.1(b): the extension does not exceed 3 metres in depth beyond the rear wall of the original dwellinghouse. Proposed depth: 3000 mm.

Class A.1(g): the height of the extension does not exceed 4 metres. Proposed maximum height: 3505 mm.

Class A.1(i): the eaves height does not exceed 3 metres. Proposed eaves height: 2700 mm.

Class A.3(a): the materials used in the external walls and roof will match the existing dwellinghouse in appearance.

The dwellinghouse is not a listed building and is not situated within a Conservation Area, National Park, Area of Outstanding Natural Beauty or World Heritage Site. No Article 4 Direction removing Class A permitted development rights applies to this property.

The submitted drawings demonstrate compliance with all relevant limits and conditions. The applicant therefore seeks a certificate confirming that the proposed development is lawful under section 192 of the Town and Country Planning Act 1990 (as amended).

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

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

Khanh Cat Tuong Le

Date

10/10/2026