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: 1

Suffix:

Property Name:

Address Line 1: Farrington Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 1ER

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

Easting (x): 384399

Northing (y): 393049

Description:

Applicant Details

Name/Company

Title

Mr

First name

Zak

Surname

Rees Barrington

Company Name

Address

Address line 1

1a

Address line 2

Farrington Avenue

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M20 1ER

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)

A proposed single storey extension measuring 3.8m x 3m x3.2 high, with eaves at 2.5m. Please note, I had (17 weeks ago on 26 May 2026) submitted drawings by post to Mr Lawless of Manchester City Council Planning Department and some photos showing where the proposed single storey extension is going to be built, which is at the bottom side of the newly built 1a Farrington Avenue house. The extension will be of a similar design to the porch of next door 1 Farrington Avenue and will not be visible from all the directions outside the boundaries of the newly constructed 1a Farrington Avenue property. I may also add that the proposed extension only projects 2.8 past the adjacent building line on next door, where I currently reside with my family. It is probably highly likely that the design falls well within what would be allowed automatically under PD - this what I can only assume. I also need to confirm that with the 45 Degree Rule Still Applies - the 2.8m projection does not cut out across the 45-degree light line to the closest ground-floor living room window as the property is detached and there is a 2 meter high fence between the proposed single room extension to the next door; again, where I reside with my family. Also, I wish to highlight that the single room extension does not exceed half (50%) the width of the original house, and it does not sit forward of the principle elevation i.e. well behind the front line of the main house as shown on the already sent hard copies by post to the senior planner Mr Lawless on 26 May 2026, outlined in red colour on the four elevations plan 1:100 and on the area plan 1:1320, with some photos (electronically) attached too. Also, please note, as mentioned earlier the proposed materials for the single room extension will be identical to the existing newly built house, i.e. to be similar in appearance. I choose the current design to be respectful and I hope it represents our clear fallback position.

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

A single storey extension 3.8m x 3m overall with 3.2 high, eaves at 2.5m. The proposed extension only projects 2.8 meters past the adjacent building line on next door, where I currently reside with my family. And with the 45-Degree Rule Still Applies - the 2.8 meters projection doesn't cut out across the 45-degree light line to the closest ground-floor living room window as the property is detached and there is a 2 meter high fence between the proposed single room extension to the next door property, again, where I reside with my family. The proposed single room extension does not exceed half (50%) the width of the original house, and it does not sit forward of the principle elevation i.e. well behind the front line of the main house as shown on the already sent hard copies by post to Mr Lawless of MCC in June 2026. The materials for this small single room extension are identical to the existing newly built house i.e. to be similar in appearance.

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

139570/FO/2024

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.

C2 - Residential institutions

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 same as mentioned above.

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
- [x] 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

Date (must be pre-application submission)

26/05/2026

Details of the pre-application advice received

Consultation over the phone and to submit all the necessary paperwork (plans and electronic photos), which I did.

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

Zak Rees Barrington

Date

11/10/2026