

Town & Country Planning Act 1990 Section 192 (as amended)
Town & Country Planning (Development Management Procedure)
(England) Order 2015

Refusal of Certificate of Lawfulness

Applicant

Ms Charlotte Norwood
109 Newport Road
Manchester
M21 9NW

Agent (if used)

Mr Rick Clarke
House Architecture Group Limited
60 Ernocroft Road
Stockport
SK6 5DY

Part 1 – Particulars of the application/development

Proposal: Certificate of Proposed Lawful Development for the erection of a single storey rear extension to provide additional living accommodation

Location: 109 Newport Road, Manchester, M21 9NW

Date of application: 7 February 2022

Application number: 132851/LP/2022

Part 2 – Particulars of decision

Based on the information provided, Manchester City Council is not satisfied of the lawfulness of the use at the time of the application and therefore refuses the application for the reason(s) listed below.

Reason(s) for decision

1) Refuse Part A on the basis that the proposed single storey rear extension as shown on drawings AL1 Rev A and AV1 Rev C stamped as received by the City Council as Local Planning Authority, on the 07.02.2022 does not constitute permitted development and is not in accordance with Part 1, Schedule 2, Class A.1 (i), A.1(j) (iii) of the Town and Country (General Permitted Development) Order 2015 (as amended).

Date: 4 April 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990.

2. There is no deadline for submitting your appeal. The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.