

Town & Country Planning Act 1990 Section 191 (as amended)
Town & Country Planning (Development Management Procedure)
(England) Order 2015

Refusal of Certificate of Lawfulness

Applicant

Mrs Daria Dorocinska
2 Peterchurch Walk
Manchester
M11 2LQ

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Certificate of Existing Lawful development for external roller shutters at the back of to the dwelling house

Location: 2 Peterchurch Walk, Manchester, M11 2LQ

Date of application: 16 July 2021

Application number: 131099/LE/2021

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) On the balance of probability, the applicant has failed to provide sufficient evidence to demonstrate that the roller shutters and related shutter boxes at ground floor level to the rear of 2 Peterchurch Walk Manchester M11 2LQ have been in situ for a continuous period of four years prior to the submission of application for a certificate of existing lawful development referenced: 131099/LE/2021 received on 16 July 2021.

Date: 8 September 2021

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

131099/LE/2021

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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.

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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.