MANCHESTER CITY COUNCIL

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

Refusal of Certificate of Lawfulness

Applicant

Dr Zulfiqar Ali
13 Cedric Road
Manchester
M8 4JE

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Certificate of Proposed Lawful Development for roof alterations involving hip to gable conversion

Location: 13 Cedric Road, Manchester, M8 4JE

Date of application: 21 July 2021

Application number: 131142/LP/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) Refuse on the basis that the proposed hip to gable roof alteration, as shown on the submitted drawings referenced ZA-PP-4 and ZA-PP-06, received by the City Council as Local Planning Authority on 21 July 2021, does not constitute permitted development, as prescribed by Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is due to the following reasons:

The two storey side and rear extension and single storey rear extension subject to planning permission referenced 124259/FH/2019 has not yet been constructed.

The two storey side and rear extension and single storey rear extension, included as part of the proposal does not constitute permitted development, pursuant to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It is not possible to implement a hip to gable roof conversion to an extension that does not constitute permitted development in isolation and has not yet been constructed in accordance with any planning permission.

As such, the proposed works would require a separate application for planning permission.

Date: 17 August 2021

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.