

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 Siddall
15 Brooklawn Drive
Manchester
M20 3GY

Agent (if used)

Mr Steve Mellor
William McCall
The Old Post Room
34 Chew Valley Road
Saddleworth
OL3 7DA

Part 1 – Particulars of the application/development

Proposal: Certificate of lawful proposed development for the installation of a hip to gable extension together with rear dormer and rooflights to the front

Location: 15 Brooklawn Drive, Manchester, M20 3GY

Date of application: 2 July 2021

Application number: 130870/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 and rear dormer shown on the submitted drawing '04/21/70 2 of 3 Rev A', stamped as received by the City Council as Local Planning Authority on 2nd July 2021, does not constitute permitted development and is not in accordance with Schedule 2, Part 1, Class B (B.1(d)(ii)) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The total additional roof space exceeds 50 cubic metres in volume.

Date: 25 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.