

Town and Country Planning Act 1990: Section 192

(as amended by Section 10 of the Planning and Compensation Act 1991)

**Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)****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

Date of Application

19 May 2021

Application No.

130482/LP/2021

Part 1 – Particulars of the application/development

Proposal: Certificate of lawful proposed development comprising:

Part A the erection of a single storey rear extension, and;

Part B installation of rear dormer

Part 2 (a) – Particulars of the decision

Certificate of Lawfulness

The Manchester City Council hereby certify that on 19 May 2021 the use/development described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended):

First Schedule

Part B installation of rear dormer

Second Schedule

109 Newport Road
Manchester
M21 9NW

For the following reason(s):

Approve on the basis that the proposed dormer as shown on drawings AL1, AV1 Rev A and AX1 Rev A stamped as received by the City Council as Local Planning Authority, on the 19.05.2021 constitutes permitted development in accordance with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Refuse Part A on the basis that the proposed single storey rear extension as shown on drawings AL1, AV1 Rev A and AX1 Rev A stamped as received by the City Council as Local Planning Authority, on the 19.05.2021 does not constitute permitted development and is not in accordance with Part 1, Schedule 2, Class A.1 (i), A.1(j) (iii) and A.1 (ja) of the Town and Country (General Permitted Development) Order 2015 (as amended).

Date: 12 July 2021

Signed:

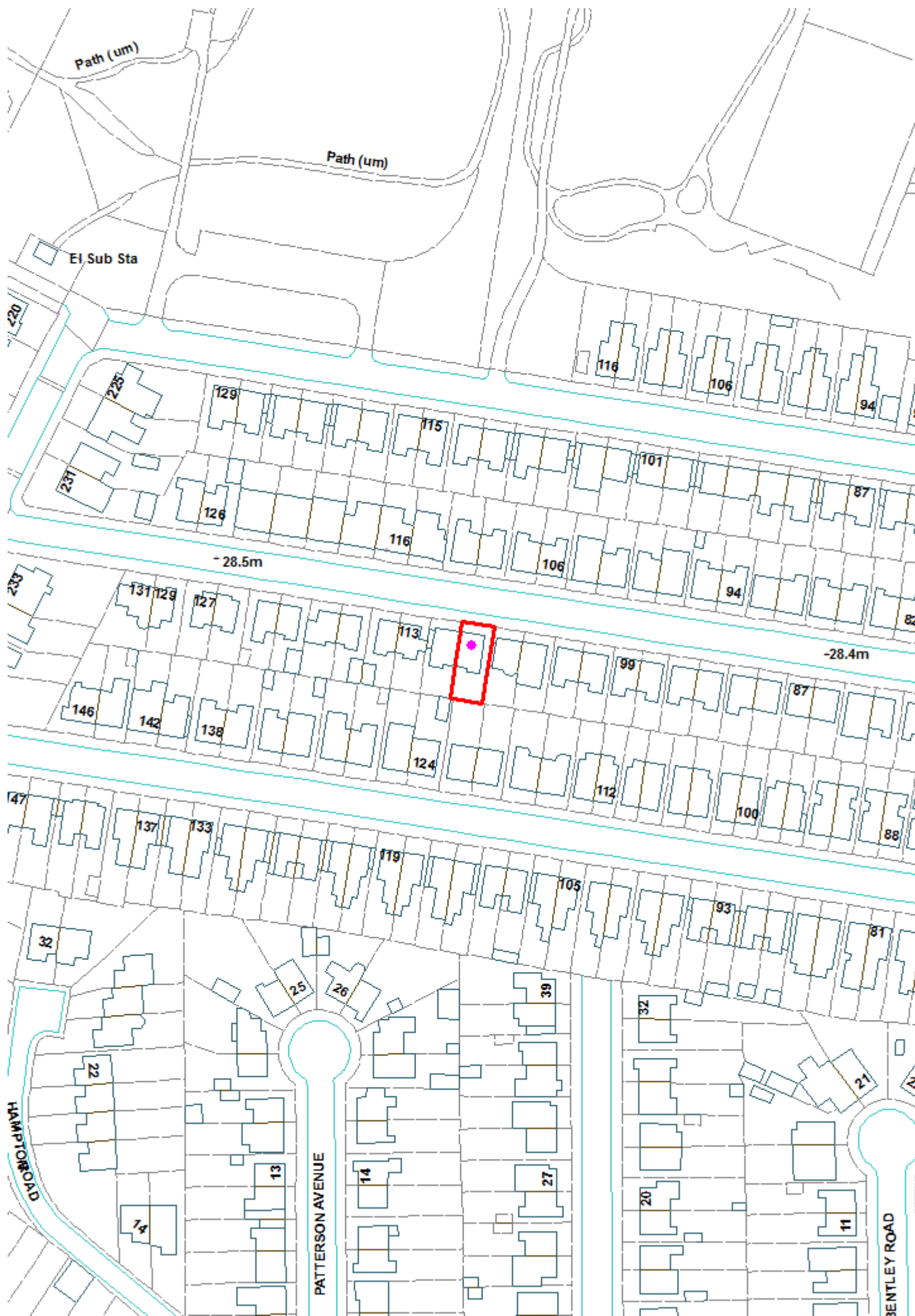
A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule, taking place on the land described in the Second Schedule, is lawful.
3. This certificate is issued solely to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



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

Refusal of Certificate of Lawfulness

Part 1 – Particulars of the application/development

Proposal: Certificate of lawful proposed development comprising:

Part A the erection of a single storey rear extension, and;

Part B installation of rear dormer

Location: 109 Newport Road, Manchester, M21 9NW

Part 2 (b) – Particulars of decision

Based on the information provided, Manchester City Council is not satisfied of the lawfulness of the following use/development

Part A erection of a single storey rear extension

At the time of the application and therefore refuses the application for the reason(s) listed below.

Reason(s) for decision

Date: 12 July 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.