

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

Refusal of Certificate of Lawfulness

Applicant

Mr Steven Oakes
6 College Drive
Manchester
M16 0AE

Agent (if used)

Mr Agustin Melero
Guy Taylor Associates
Trafalgar House
5-7 High Lane
Manchester
M21 9DJ

Part 1 – Particulars of the application/development

Proposal: Certificate of lawful proposed development for the installation of rear dormer and 3 no. roof lights to the front

Location: 6 College Drive, Manchester, M16 0AE

Date of application: 12 April 2021

Application number: 129793/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 rear dormer shown on drawings numbered 20-0057-20-010 Rev P1 and 20-0057-20-101 Rev P1 stamped as received by the City Council as Local Planning Authority with the application on 22nd March 2021, does not constitute permitted development in accordance with Schedule 2, Part 1, Class B - B.2.(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended in that the materials to be used are not of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date: 7 June 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.