

Town and Country Planning Act 1990 : Section 191 & 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)****Certificate of Lawful Use or Development**

Mr Ian Perry
Heaton Design Ltd
153 Woodsmoor Lane
Stockport
SK3 8TH

Date of Application
23 March 2021

Application No.
129813/LP/2021

The Manchester City Council hereby certify that on 23 March 2021 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto 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), for the following reason:

In this case, negotiations with the applicant's agent were not required as the proposed works fully complied with the relevant criteria as set out in: The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Permitted development rights Part 1: Class A Permitted development - The enlargement, improvement or other alteration of a dwellinghouse: in this case a single storey rear extension to a dwellinghouse and Class C - other alterations to the roof of a dwellinghouse.

Approved on the basis that the proposed single storey rear extension detailed on the submitted drawings stamped as received by the City Council on 23rd March 2021 and referenced:

Location Plan received 23rd March 2021

1 -Existing Floor Plans and Elevations received 23rd March 2021

4- Proposed Floor Plans and Elevations received 23rd March 2021

Forms relating to an application for a Lawful Development Certificate
Location plan with red edge

constitutes permitted development in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Permitted development rights, Part 1, Development within the curtilage of a dwellinghouse: Class A - enlargement, improvement or other alteration of a dwellinghouse and Part 1 of Schedule 2, of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) providing that

the materials used in any exterior work are of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date: 19 April 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Certificate of Lawfulness

First Schedule

Certificate of lawful proposed development for the erection of a single storey rear extension

Second Schedule

12 Orchard Road East
Manchester
M22 4ER

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.



