

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. Paul Reeves
Parc Housing Ltd
20, Crofton Street
Manchester
M14 4DX

Agent (if used)

Mr John Albutt
PZvi Architects & Designers Ltd
47A Park Lane
Poynton
Stockport
SK12 1RD

Part 1 – Particulars of the application/development

Proposal: Certificate of Lawful Proposed Development - Erection of a single storey rear extension together with the installation of rear dormer

Location: 20 Crofton Street, Manchester, M14 4DX

Date of application: 14 September 2020

Application number: 127978/LP/2020

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 single storey side/rear extension shown on the drawings numbered: NR744-PL-202, NR744-PL-203, NR744-PL-204, NR744-PL-205, NR744-PL-206, NR744-PL-207 and NR744-PL-208, stamped as received by the City Council as Local Planning Authority with the application on 14th September 2020, does not constitute permitted development in accordance with Schedule 2, Part 1, Class A: A.1.(f), A.1.(i) and A.2.(k) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed rear wall of the extension would project 4.76m beyond an original rear wall of the dwellinghouse, the height of eaves exceeds 3m within 2m of a boundary and the development includes a raised platform, hence a certificate of lawful proposed development cannot be granted for these works and a householder application should be submitted instead.

Date: 3 November 2020

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.