MANCHESTER CITY COUNCIL

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 Mohammed Sarwar
54 Burnage Lane
Manchester
M19 2NL

Agent (if used)

Mr Daniel Llado
TDM Architectural Ltd
538 Rochdale Road
Oldham
OL2 6SF

Part 1 – Particulars of the application/development

Proposal: Certificate of lawful proposed development for the erection of a single storey rear extension and insertion of a first floor side window

Location: 54 Burnside Drive, Manchester, M19 2LZ

Date of application: 21 January 2020

Application number: 125985/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 rear extension shown on drawing numbered 'BR01 Rev A', stamped as received by the City Council as Local Planning Authority on 21st January 2020, does not constitute permitted development in accordance with Schedule 2, Part 1, Class A - A.1.(f)(i) and A.1.(j)(iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The rearward projection exceeds 3m and, due to the original outrigger to which it would join, the extension would be classed as a side extension, with a width exceeding half the width of the original dwellinghouse.

Date: 3 March 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.