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 Darren Murdoch
109 Moss Lane

Agent (if used)

Mr Jason Cartwright
P4B Architecture Ltd
15 Memorial Road
Worsley
Manchester
M28 3AQ

Part 1 – Particulars of the application/development

Proposal: Lawful development certificate for the proposed installation of 2 dormer windows to the rear elevation and outrigger of existing house in multiple occupation

Location: 3 Balmoral Road, Manchester, M14 6WG

Date of application: 22 November 2017

Application number: 118279/LP/2017

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 roof alterations to the existing two storey outrigger as shown on drawings numbered 07, 08 and 09 stamped as received by the City Council as Local Planning Authority on 22nd November 2017 does not constitute permitted development as prescribed by Schedule 2, Part 1, Classes A and B of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

Date: 4 December 2017

Signed: 

Julie Roscoe
Head 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-inspecorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.