MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 Section 191 (as amended) Town & Country Planning General Development Procedure Order 1995: Article 24

Refusal of Certificate of Lawfulness

Applicant

Mr James Henry
416 Didsbury Road
Heaton Mersey
Stockport
SK4 3BY

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Certificate of Lawful Development for existing use as 7 bedroom house in multiple occupation (sui generis) together with a two storey side extension and single storey rear extension

Location: 26A Derby Road, Withington, Manchester, M14 6UW

Date of application: 15 July 2013

Application number: 102931/LE/2013/S1

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) From the evidence available the applicant has failed to demonstrate on the balance of probability that the property has been used as a 7 bedroom house in multiple occupation (sui generis) for a continuous period of 10 years.

Date: 19 September 2013

Signed: 

Julie Roscoe
Head of Planning
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 First 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 Appeals area of the Planning Portal www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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.