MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant
Mr Martin Dillon
8 Brassington Road
Stockport
SK4 3PN

Agent
Mr Stuart Broadhurst
Purple Plans Ltd
1 Central Avenue
Oldham
OL3 7DH

Date of Application
21 May 2025

Application No.
143001/LP/2025

First Schedule

Construction of single storey rear extension to a dwelling-house

Second Schedule

131 Braemar Road
Manchester
M14 6PN

Manchester City Council hereby certify that on 21 May 2025 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The proposed single storey rear extension as shown on drawing 1001-25-01 constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with the requirements of conditions A.3(a).

Date: 14 July 2025

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

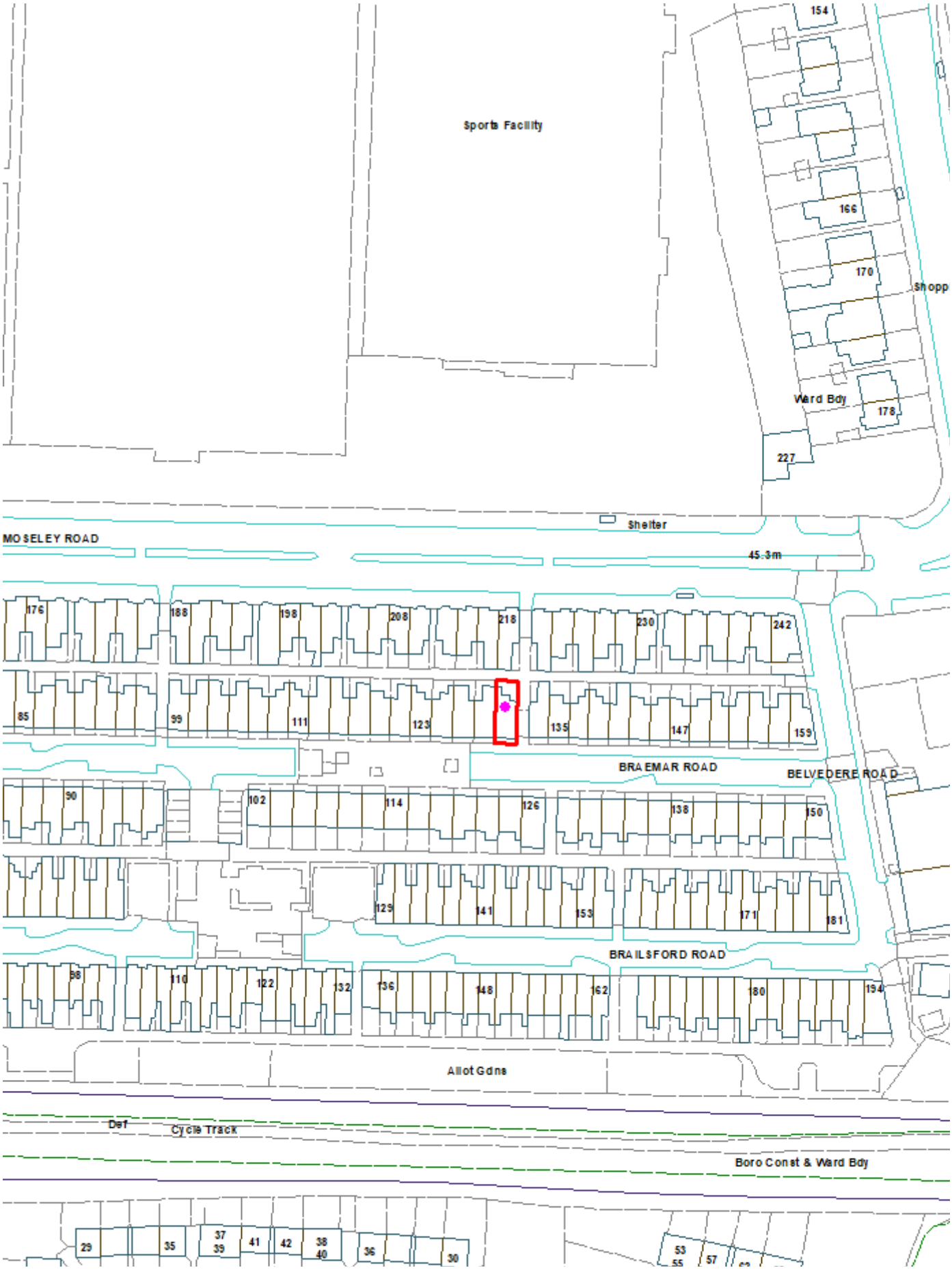
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

2. This certificate is issued solely to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

3. 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.



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