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Manchester City Council  
Planning Department  
PO Box 532  
Manchester M60 2LA

18<sup>th</sup> June 2025

Dear Sir/Madam,

**Town & Country Planning Act s.192 Application for Lawful Development Certificate for Proposed Development. Installation of Solar PV Panels on the Rear Sloping Roof of the Garage at 1 Bloomesbury Drive, Didsbury, Manchester M20 8BN**



Courtesy of Google Earth

View of existing property showing the proposed siting of the solar PV panels

It is proposed to locate a solar PV array on the south-facing roof slope of the single-storey garage attached to 1 Bloomesbury Avenue. The details of the installation are provided on the attached plans and information.

The development falls within the scope of The Town & Country Planning (General Permitted Development) (England) Order 2015, by virtue of PART 14 Renewable

energy, *Class A – installation or alteration etc of solar equipment on domestic premises.*

This legislation permits the following development:

*A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—*

*a) dwellinghouse or a block of flats; or*

*a) building situated within the curtilage of a dwellinghouse or a block of flats.*

*A.1 Development is not permitted by Class A if any of the following apply (with commentary in blue) -*

*(a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;*

*The panels will not protrude more than 0.2m above the roof slope*

*(b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);*

*The panels will not be higher than the highest part of the house roof*

*(ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6m higher than the highest part of the roof (excluding the chimney);*

*Not applicable as the roof is sloping*

*(c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;*

*The property is within a conservation area and the installation is on a rear facing roof slope and therefore complies with this requirement*

*(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument;*

*Not applicable*

*(e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.*

*Not applicable*

**A.2** Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

[These conditions are accepted.](#)

The development therefore falls within the scope of the permitted development rights and is therefore lawful.

Should you require any further information, please do not hesitate to contact me, otherwise I look forward to your confirmation of the lawfulness of the proposed development.

Yours sincerely

Stephen Lamb DipTP MRTPI

Planning Consultant