

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

**Refusal of Certificate of Lawful Use or Development**

**Applicant**

Mr Jiwan Dhanik  
68 Sale Road  
Manchester  
M23 0DE

**Agent**

Mr Rakesh Mistry  
m83 Associates Ltd  
187 Water Street  
Manchester  
M3 4JD

**Date of Application**

28 March 2025

**Application No.**

142570/LP/2025

**First Schedule**

Erection of a single storey outbuilding for use as a home office

**Second Schedule**

68 Sale Road  
Manchester  
M23 0DE

Manchester City Council are not satisfied that on 28 March 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 outbuilding as shown on the submitted drawings 002-SI-XX-00-DR-I-P11, 002-SI-XX-00-DR-I-P4, 002-SI-XX-00-DR-I-P5, 002-SI-XX-00-DR-I-P6, 002-SI-XX-00-DR-I-P7, 002-SI-XX-00-DR-I-P8, 002-SI-XX-00-DR-I-P9, 002-SI-XX-00-DR-I-P10, 002-SI-XX-00-DR-I-P2 and 002-SI-XX-00-DR-I-P3 does not constitute permitted development it fails to meet the requirements of Part 1, Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in that the applicant has failed to demonstrate that the outbuilding's height would not exceed 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse.

Date: 23 May 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. 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 (as amended).

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](https://www.gov.uk/planning-inspectorate).

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original 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 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.

