

**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**

Mrs Clare Brockbank  
187 Victoria Avenue East  
Manchester  
M9 7HW

**Agent**

Mr David Litster  
Vanderbyl Design & Build Ltd  
82 Garthland Road  
Hazel Grove  
Stockport  
SK7 4PB

**Date of Application**

3 March 2025

**Application No.**

142296/LP/2025

**First Schedule**

Single storey rear extension

**Second Schedule**

187 Victoria Avenue East  
Manchester  
M9 7HW

Manchester City Council are not satisfied that on 3 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 rear extension as shown on drawing number 185VAE/001, does not constitute permitted development, as it fails to accord with Part 1, Schedule 2, Class A.1(j)(iii) of the Town and Country (General Permitted Development) Order 2015 (as amended), as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, specifically the side elevations of the single-storey rear brick and bay window and would have a width greater than half the width of the original dwellinghouse.

Date: 9 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.

