

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

Mohammad Hussein Karimi
22 Aldermoor Close
Manchester
M11 1JQ

Agent

Mr Hatami
Orya Architectural Studios
12 Winsham Grove
Birmingham
B21 0QH

Date of Application

15 December 2024

Application No.

141665/LP/2024

First Schedule

Installation of a flat roof dormer to rear roof of dwelling and two skylights to the front.

Second Schedule

22 Aldermoor Close
Manchester
M11 1JQ

Manchester City Council are not satisfied that on 15 December 2024 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 drawings and the application form submitted with the application give no details whatsoever about the materials to be used on the exterior of the proposed dormer. Therefore the applicant has failed to demonstrate the requirements of Part 1, Schedule 2, Class B.2 (a) of the Town and Country (General Permitted Development) Order 2015 (as amended), as it is unclear as to whether the materials to be used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

2) The drawings and the application form submitted with the application give no details as to whether the proposed rooflights would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. Therefore the applicant has failed to demonstrate the requirements of Part 1, Schedule 2, C.1(b) of the Town and Country (General Permitted Development) Order 2015 (as amended).

Date: 3 February 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.

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.

