

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 Simon Ingram
78 Bankside Road
Didsbury
M20 5GD

Agent

Mr Paul Reid
Reid Design Limited
26 Raven Road
Timperley
Altrincham
WA15 6AP

Date of Application

5 August 2024

Application No.

140690/LP/2024

First Schedule

Enlargement of dwellinghouse consisting of: PART A - Erection of a front porch; PART B - Erection of a single storey side and rear extension; and, PART C - Installation of a rear dormer

Second Schedule

78 Bankside Road
Manchester
M20 5GD

Manchester City Council hereby certify that on 5 August 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) Grant Part A on the basis that the proposed front porch as detailed on the submitted drawings PL-105 Rev C, PL106 - Rev B, PL-107 Rev B and PL-108 Rev C does constitute permitted development and is in accordance with Part 1, Schedule 2, Class D of the Town and Country (General Permitted Development) Order 2015 (as amended).

2) Grant Part B on the basis that the proposed side and rear extensions as detailed on the submitted drawings PL-105 Rev C, PL106 - Rev B, PL-107 Rev B and PL-108 Rev C does constitute permitted development and is in accordance with Part 1, Schedule 2, Class A of the Town and Country (General Permitted Development) Order 2015 (as amended).

3) Grant Part C on the basis that the proposed rear dormer as detailed on the submitted drawings PL-105 Rev C, PL106 - Rev B, PL-107 Rev B and PL-108 Rev C does constitute permitted development and is in accordance with Part 1, Schedule 2, Class B of the Town and Country (General Permitted Development) Order 2015 (as amended).

Date: 7 October 2024

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.

