MANCHESTER CITY COUNCIL

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
T Davy & B Harper
17 Hilbre Road
Manchester
M19 2PU

Agent
Mr Phil Hopkins
Pride Road Manchester South
110 Great Stone Road
Manchester
M16 0HD

Date of Application
30 July 2024

Application No.
140648/LP/2024

First Schedule

Enlargement of dwellinghouse to allow a hip to gable roof alteration and addition of a rear dormer

Second Schedule

17 Hilbre Road
Manchester
M19 2PU

Manchester City Council are not satisfied that on 30 July 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 rear dormer and hip to gable roof extension as shown on the submitted drawings No 05 Rev B, 6 Rev A, 07 Rev A and 08 Rev A does not constitute permitted development as it would fail to meet the requirements of Part 1, Schedule 2, Class B.1 (d)(ii), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in that the cubic content of the resulting roof space would exceed the cubic content of the original roof by more than 50 cubic metres and as a result of a previous enlargement of the original roof space.

2) Refuse on the basis that the window for the proposed side dormer as shown on drawings No 05 Rev B, 6 Rev A, 07 Rev A and 08 Rev A does not constitute permitted development and is not in accordance with Part 1, Schedule 2, Class B.2 (c) of the Town and Country (General Permitted Development) Order 2015 (as amended), as the submitted drawings and information do not clearly demonstrate that the proposed window would be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Date: 30 September 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

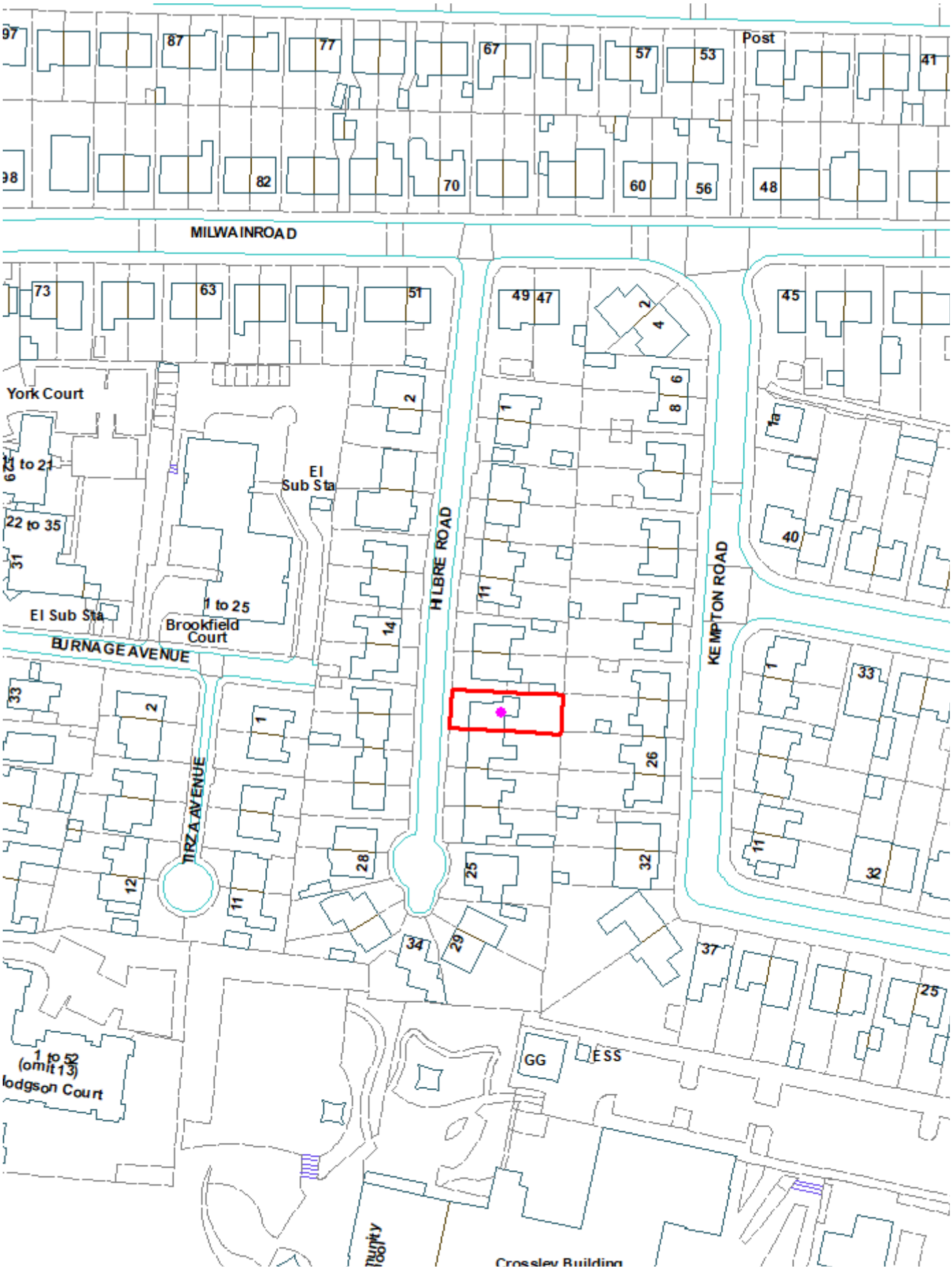
Notes to applicant

1. 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.



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