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)**

**Grant of Certificate of Lawful Use or Development**

**Applicant**
Jayne Brayley
33 Ivygreen Road
Manchester
Manchester
M21 9AG

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

**Date of Application**
15 July 2024

**Application No.**
140513/LP/2024

**First Schedule**

Enlargement of dwellinghouse with the installation of a dormer in rear roof

**Second Schedule**

33 Ivygreen Road
Manchester
M21 9AG

Manchester City Council hereby certify that on 15 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 as shown on drawings 05 Rev A, 06 Rev A, 07 Rev A and 08 Rev A does constitute permitted development as it would meet the requirements of Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with Condition B.2 (a) in that the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date: 6 September 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

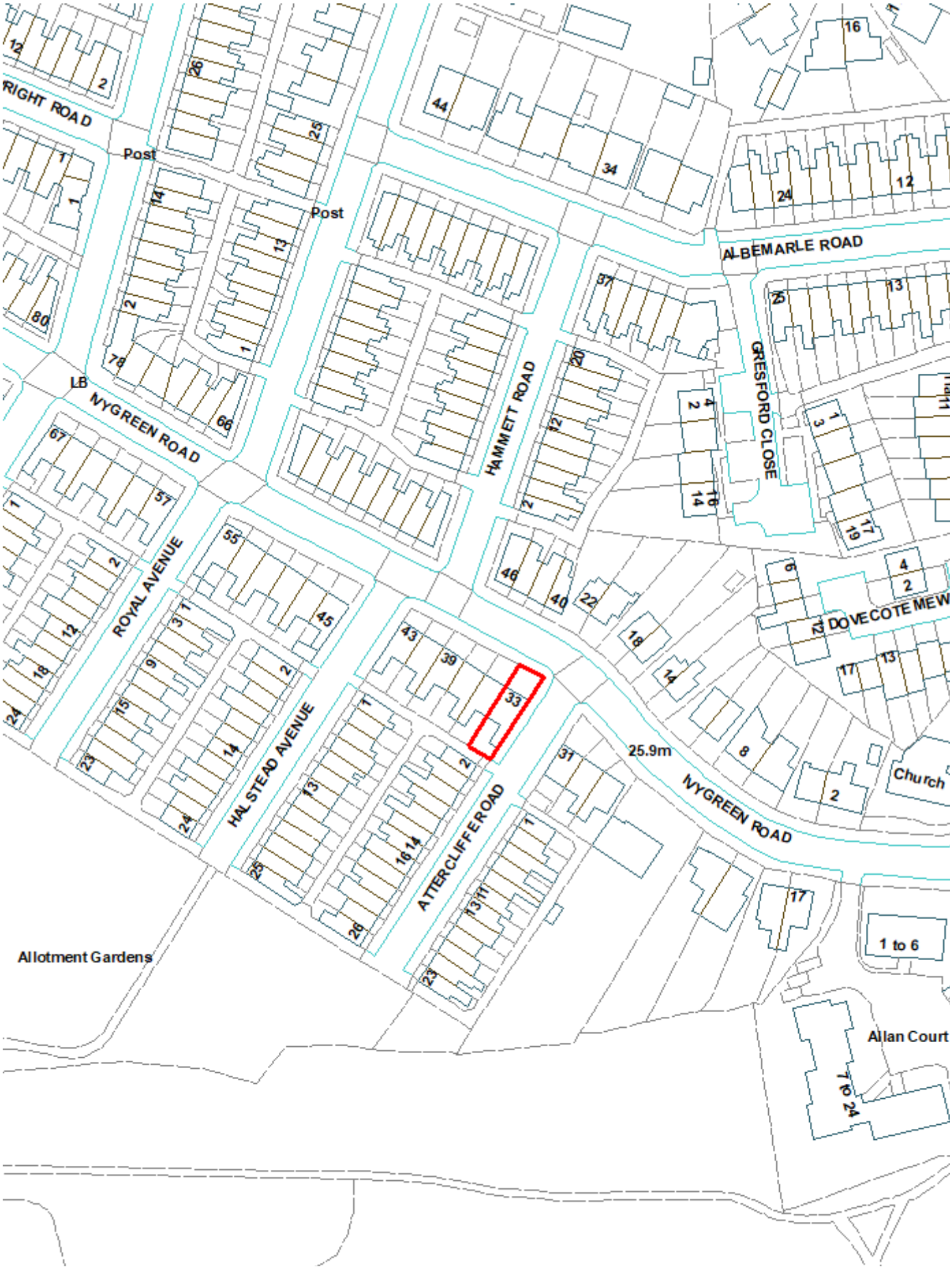
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

**Notes to applicant**

1. 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.




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