

Appeal For:
23 Mauldeth Road West
Manchester
M20 3EQ

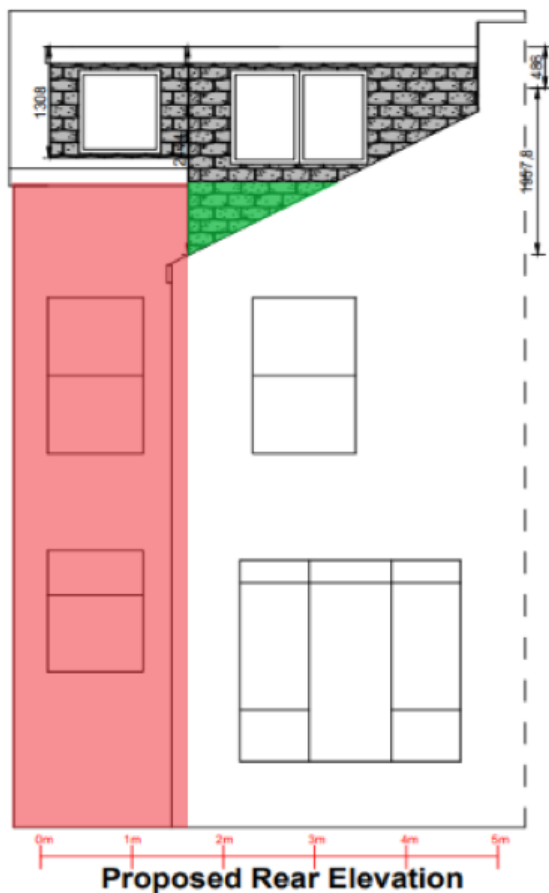
We applied for a certificate of lawfulness for a dormer extension at the above address. The application was submitted on the 25th of August 2023, it has taken Manchester City Council until the 15th January 2024 (over 20 weeks) to refuse the application without any discussion. After waiting until past the decision date we started the works, as the decision has taken so long the whole dormer is now complete.

The reason for refusal is:

- 1) Refuse on the basis that the proposed rear dormer as shown on drawing titled "PROPOSED LOFT CONVERSION" does not constitute permitted development as it would fail to meet the requirements of Part 1, Schedule 2, Class A.1 (f)(i), A.1(i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Having not come across this reason for a dormer refusal before we contact the planning officer to ask exactly what this means. Mr Tyrer said that:

"I've highlighted the rear wall of the dwellinghouse in red, the green area highlighted on the dormer would therefore project from same rear wall by more than 3 metres, in addition as the enlarged part of the dwelling would be within 2 metres of the boundary its eaves would also exceed 3 metres and therefore would not comply with Class A of the GPDO. "



Drawing above was sent to us to illustrate his point.

Topflite are experienced loft builders who have completed hundreds of lofts in the north west. This is not something we have ever come across before. In close vicinity to Mauldeth Road West there are 5 L shaped dormers of which we can find no record of on the planning website so assume they have all been built under permitted development without gaining either planning or Lawful development certificates. They are at:

16 Rippingham Road

6 Davenport Avenue

16 Davenport Avenue

79 Davenport Avenue

81 Davenport Avenue.

According to the planning officer the issue is that the existing rear annex has a lower soffit than the main house. Which means that the annex dormer is also classed as an extension. After searching a few councils recent planning records, I have found examples of L shaped dormers over annexes with soffits lower than the main house that have all been granted Lawful Development Certificates. I will list them below:

2 Anfield Road Sale.

109617/CPL/22



**TRAFFORD
COUNCIL**

Head of Planning and Development
Rebecca Coley
Trafford Council
Planning and Development
Trafford Town Hall, Talbot Road
Stretford, M32 0TH
www.trafford.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (as amended by section 10 of the Planning and Compensation Act 1991)

Town and Country Planning (Development Management Procedure) (England) Order 2015: ARTICLE 39

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

The Trafford Borough Council hereby certify that on 22nd November 2022 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, **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 dormer loft conversion as shown on the submitted drawings 'proposed elevations' received 22/11/2022 and submitted drawings 'proposed large layouts', 'proposed layouts' and 'location plan' received 12/11/2022 is lawful permitted development under the provisions of Classes B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

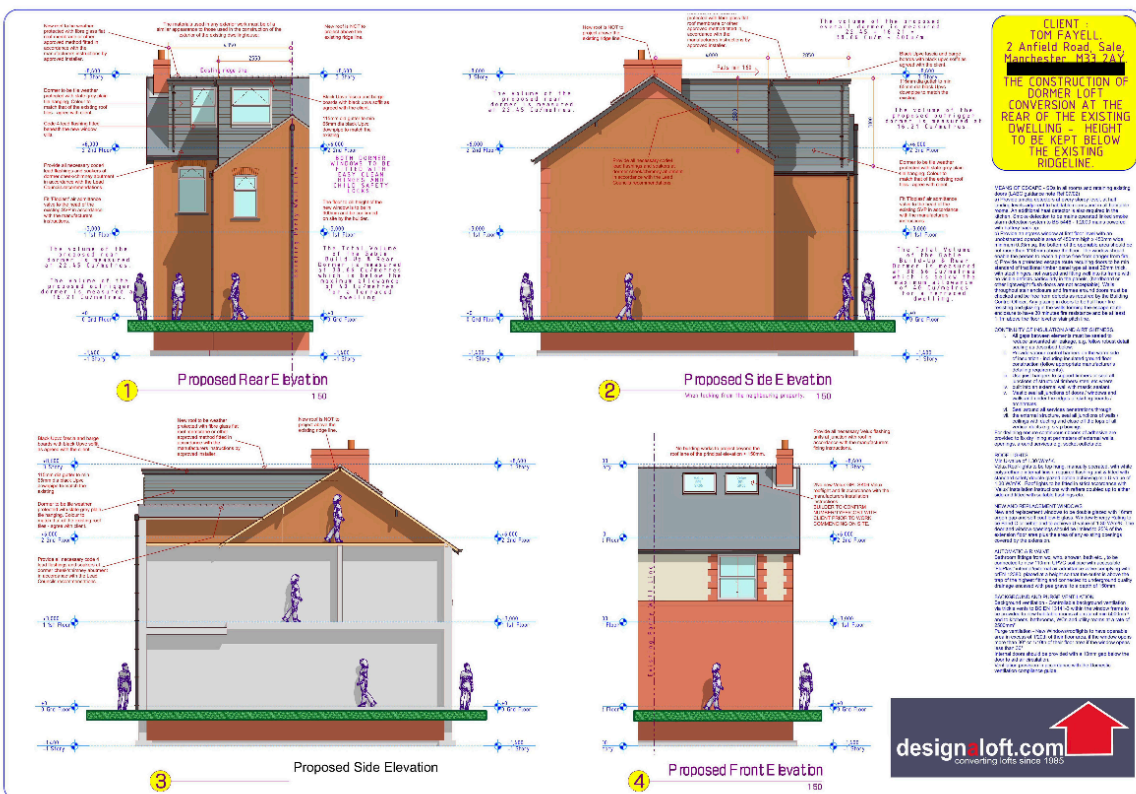
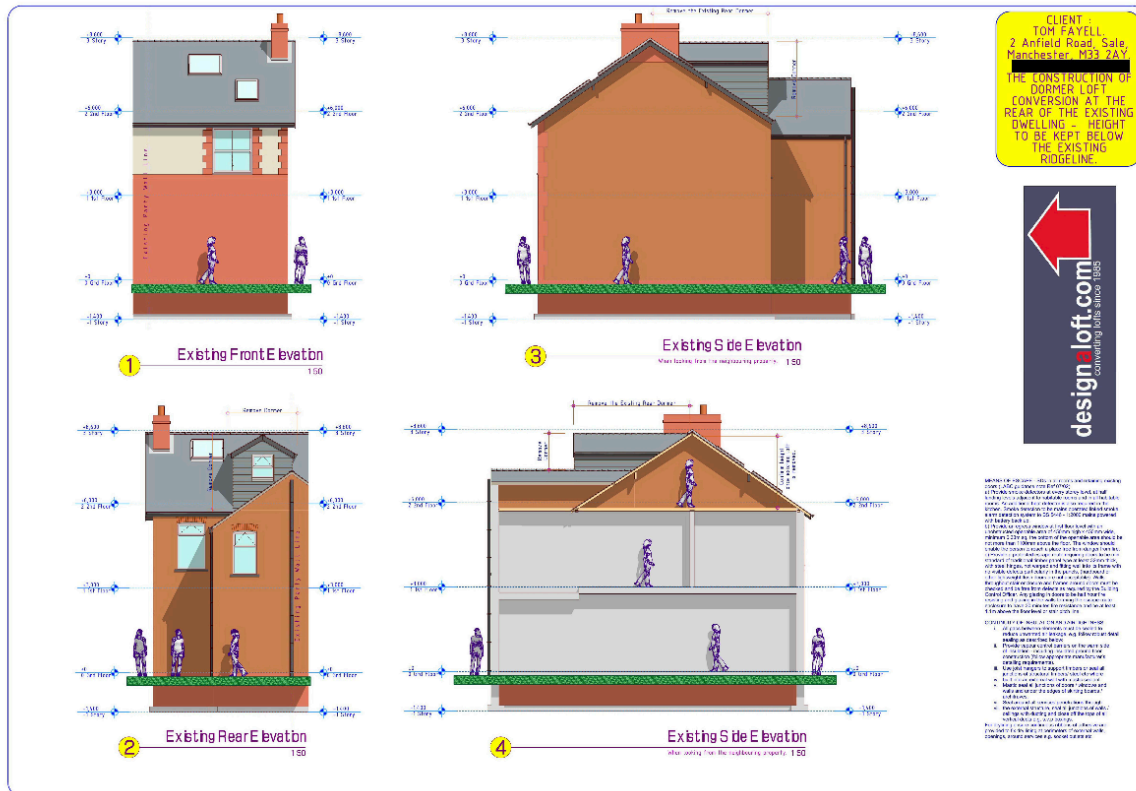
Signed

(Council's Authorised officer)
On behalf of the Council

Date 16th January 2023

First Schedule

Certificate of Proposed Lawfulness for the proposed dormer loft conversion.



64 Cavendish Road Manchester

Town and Country Planning Act 1990 : Section 191 & 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Certificate of Lawful Use or Development

Mr David Machell
David Machell Architecture Ltd.
Hesketh Mount
96 Lord Street
Southport
PR8 1JR

Date of Application
14 December 2021

Application No.
132433/LP/2021

The Manchester City Council hereby certify that on 14 December 2021 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and more particularly identified on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

Approve on the basis that the proposed rear dormer shown on drawing numbered:
0109_02_001-Site location Plan received 8th December 2021
0109_03_002- Proposed Floor Plans received 8th December 2021
0109_05_002 Revision B received 22nd February 2022

The plans received by the City Council as Local Planning Authority on 8th December 2021 and 22nd February 2022 respectively, constitutes permitted development in accordance with Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

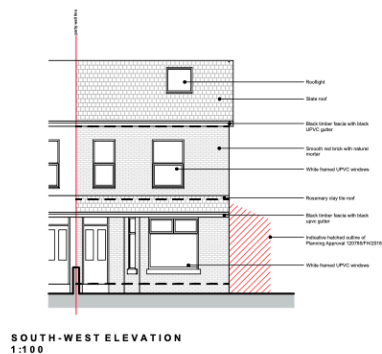
Date: 28 February 2022

Signed:

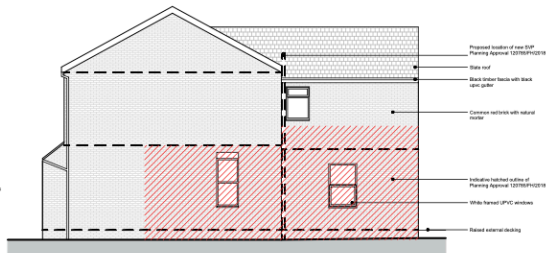


Julie Roscoe
Director of Planning, Building Control & Licensing

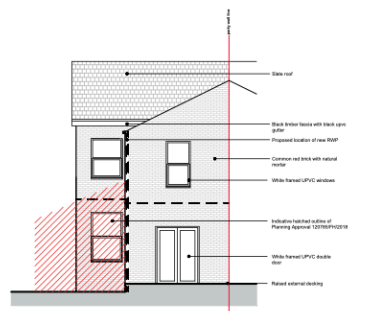
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA



SOUTH-WEST ELEVATION
1:100



SOUTH-EAST ELEVATION
1:100



NORTH-EAST ELEVATION
1:100

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Drawings to be read in conjunction with all other relevant specifications, Structural Engineer, M&E Engineer and specialist subcontractor drawings.

REV	DATE	DETAILS
A	22/02/21	Updated Elevations

STATUS
PLDC

CLIENT
CN & SN

PROJECT
64 Cavendish Road, Manchester

DRAWING TITLE
Existing Elevations

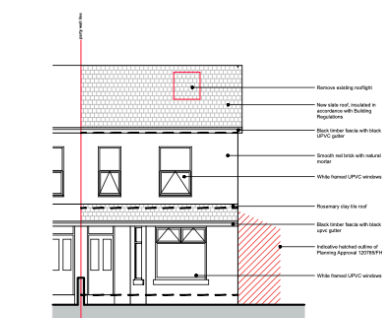
DATE
05/12/2021

SCALE
1:100@A3

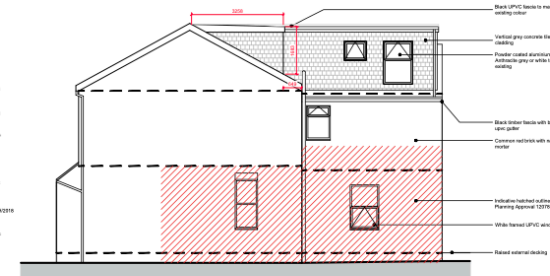
DRAWING NO.
0109_05_001

REVISION
A

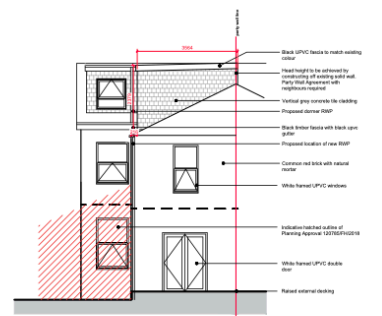
DM//A
DAVID MACCELL ARCHITECTURE
Heath Road, 16 Lord Street, Southport, PR8 1JR
north@dm-a.co.uk
www.dm-a.co.uk



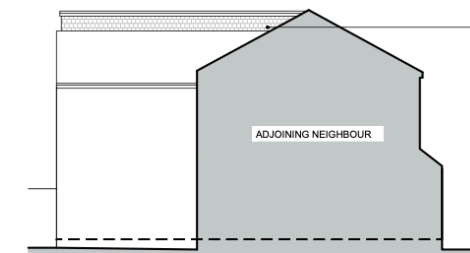
SOUTH-WEST ELEVATION
1:100



SOUTH-EAST ELEVATION
1:100



NORTH-EAST ELEVATION
1:100



PARTY WALL ELEVATION
1:100

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Drawings to be read in conjunction with all other relevant specifications, Structural Engineer, M&E Engineer and specialist subcontractor drawings.

REV	DATE	DETAILS
A	22/02/21	Updated Elevations
B	14/02/21	Party Wall elevation added

STATUS
PLDC

CLIENT
CN & SN

PROJECT
64 Cavendish Road, Manchester

DRAWING TITLE
Proposed Elevations

DATE
05/12/2021

SCALE
1:100@A3

DRAWING NO.
0109_05_002

REVISION
B

DM//A
DAVID MACCELL ARCHITECTURE
Heath Road, 16 Lord Street, Southport, PR8 1JR
north@dm-a.co.uk
www.dm-a.co.uk

Town and Country Planning Act 1990

Reference: 23/82333/CLUDP
Applicant: Mr Moghaddam
Agent: Ms Sarah Bolsover

Date of Issue: 15/11/2023

Part 1 – Particulars of Application

Location: 286 Liverpool Road, Eccles, Salford, M30 0RZ
Proposal: Application for a lawful development certificate for proposed construction of an 'L shaped' rear dormer and insertion of 2 x roof lights to the front roof slope

Part 2 – Particulars of Decision

Approve

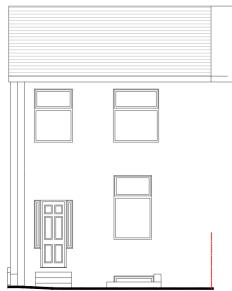
The Council of the City of Salford hereby certifies that the matter described in Part One of this Certificate in respect of the site specified and identified with a red edge, on the plan attached to this certificate, is lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons(s):

1. It is considered that the proposed development at No.286 Liverpool Road is in accordance with the requirements of Schedule 2, Part 1, Classes B and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore it is considered that the scheme represents permitted development.

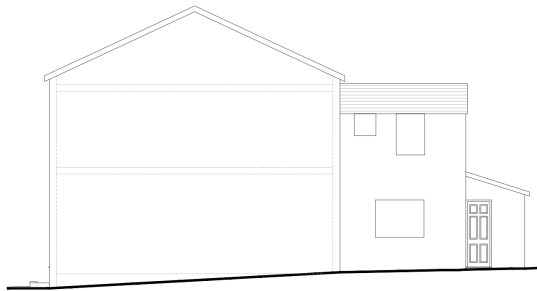
Signed



John Searle
Executive Director of Place



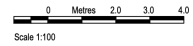
EXISTING FRONT ELEVATION



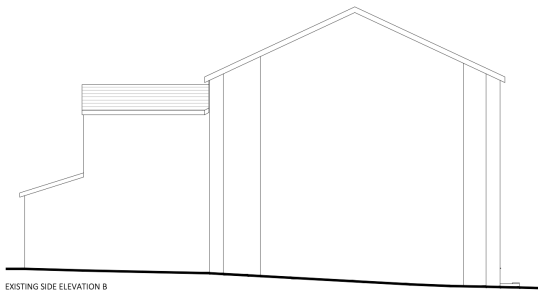
EXISTING SIDE ELEVATION A

NOTES

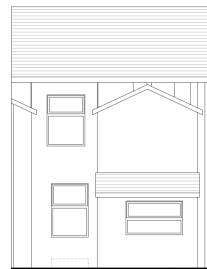
This drawing to be read in accordance with the specification/ Bills of Materials and related drawings.
No dimensions to be scaled from this drawing.
All stated dimensions to be verified on site and SMASHBOX notified of any discrepancies.



Scale 1:100



EXISTING SIDE ELEVATION B



EXISTING REAR ELEVATION

FOR PLANNING

Project
286 LIVERPOOL ROAD
ECCLES
MANCHESTER
M30 0RZ

Title
EXISTING ELEVATIONS

Scale	1:100@ A3	Date	SEPTEMBER 2023
Drawn	SB	Checked	-
Drawing Number	6206_P03	Revision	-

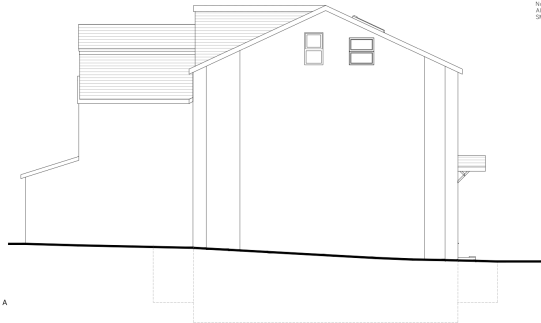
SMASHBOX

97 Alderley Road | Wilmslow | Cheshire | SK9 5PT
ARCHITECTURE DESIGN INTERIORS
T: 01625 466 507 E: hello@smashboxarchitecture.com
www.smashboxarchitecture.com



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION A

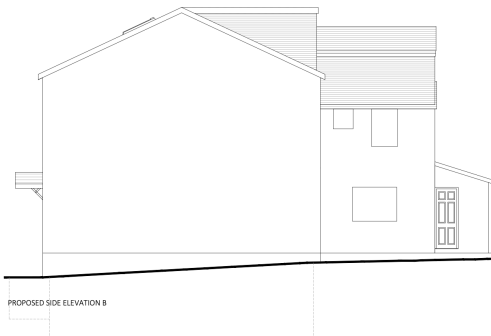


NOTES

This drawing to be read in accordance with the specification/ Bills of Materials and related drawings.
No dimensions to be scaled from this drawing.
All stated dimensions to be verified on site and SMASHBOX notified of any discrepancies.



Scale 1:100



PROPOSED SIDE ELEVATION B



PROPOSED REAR ELEVATION

FOR PLANNING

Project
286 LIVERPOOL ROAD
ECCLES
MANCHESTER
M30 0RZ

Title
PROPOSED ELEVATIONS

Scale	1:100@ A3	Date	SEPTEMBER 2023
Drawn	SB	Checked	-
Drawing Number	6206_P05	Revision	-

SMASHBOX

97 Alderley Road | Wilmslow | Cheshire | SK9 5PT
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T: 01625 466 507 E: hello@smashboxarchitecture.com
www.smashboxarchitecture.com

71 Queensferry Street



Town and Country Planning Act 1990 : Section 191 & 192

(as amended by Section 10 of the Planning and Compensation Act 1991)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Certificate of Lawful Use or Development

Mr Ian Perry
Heaton Design Ltd
153 Woodsmoor Lane
Stockport
SK3 8TH

Date of Application
18 November 2020

Application No.
128643/LP/2020

The Manchester City Council hereby certify that on 18 November 2020 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and more particularly identified on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

Approve on the basis that the proposed dormer and rooflights shown on drawings numbered: '1, 2 3B and 4' a stamped as received by the City Council as Local Planning Authority on the 18th November 2020, constitutes permitted development in accordance with Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

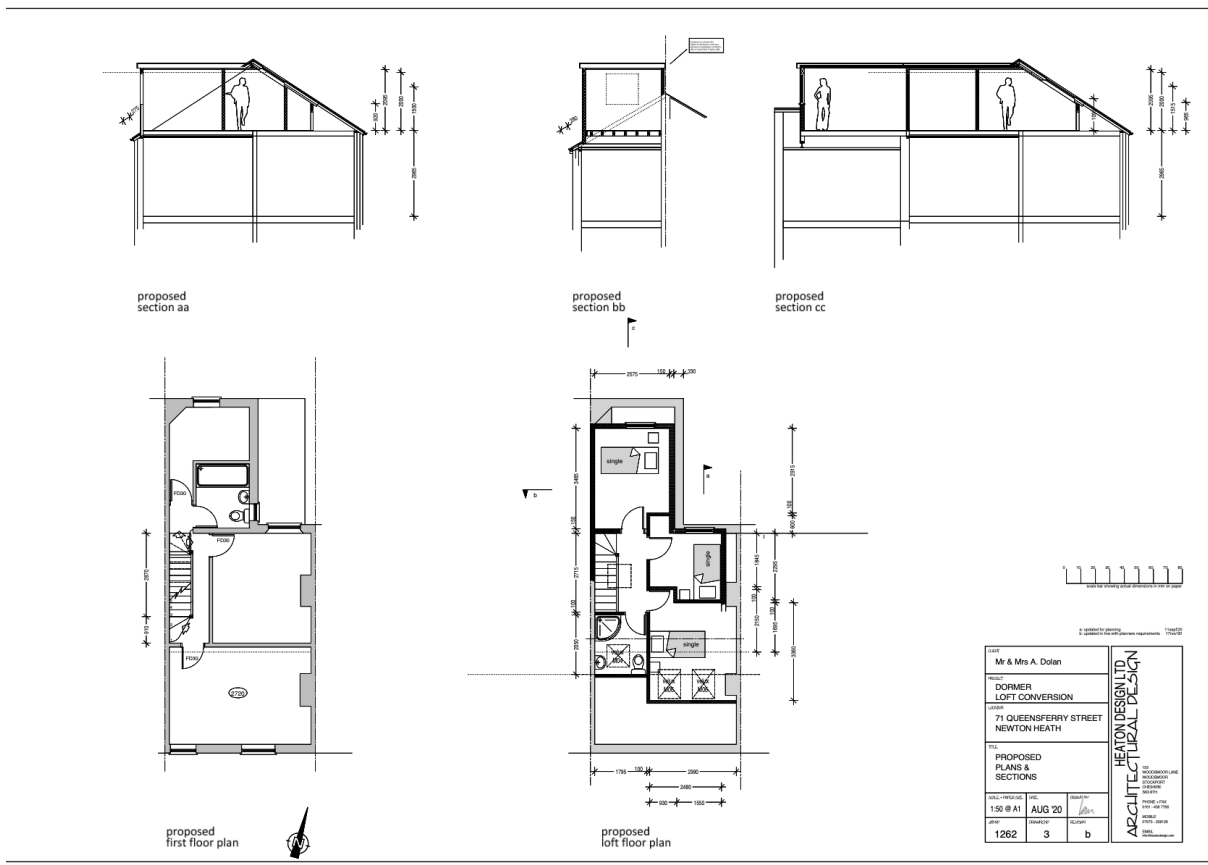
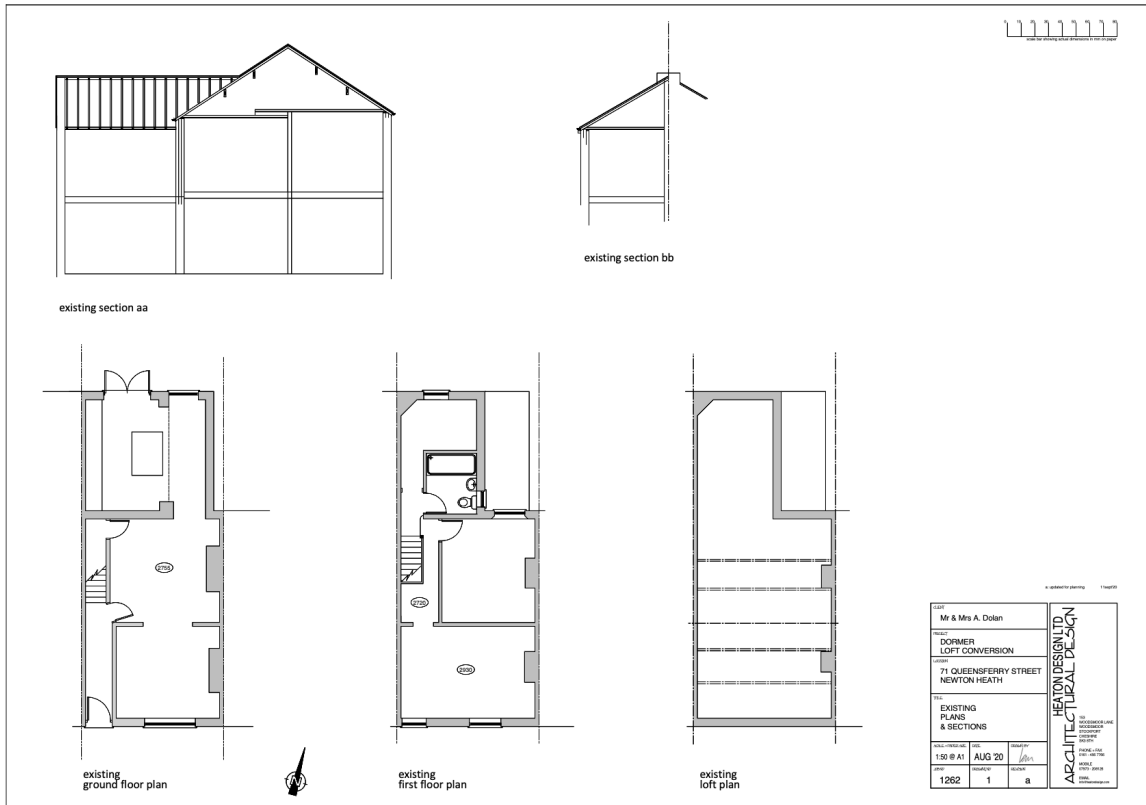
Date: 1 December 2020

Signed:

A handwritten signature in black ink, appearing to read "Julie Roscoe".

Julie Roscoe
Director of Planning, Building Control & Licensing

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



This is just from a quick look at 3 local councils recent planning applications there will be many more that have been approved and built across the country.