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
Mr T & Mrs A Newman
1 Bramley Avenue
Manchester
M19 2GB

Agent
Mr Philip Andrews
WvH Planning Ltd
Elmwood
High Park Avenue
East Horsley
Surrey
KT24 5DD

Date of Application
17 July 2023

Application No.
137564/LP/2023

First Schedule

Enlargement of dwellinghouse with a rear dormer

Second Schedule

1 Bramley Avenue
Manchester
M19 2GB

Manchester City Council are not satisfied that on 17 July 2023 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) Refuse on the basis that the proposed rear dormer as shown on drawings BA/PR/001 Revision D and BA/PR/002 Revision D both dated as "15.08.21" does not constitute permitted development and is not in accordance with Part 1, Schedule 2, Class B.1 (d) (ii) and B.2(a) of the Town and Country (General Permitted Development) Order 2015 (as amended), as the cubic content of the roofspace as enlarged, taking into account the previous enlargement, would exceed the original roofspace by more than 50 cubic metres and the proposed slate roofing tile would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date: 20 October 2023

Signed:

Julie Roscoe

Director of Planning, Building Control & Licensing

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

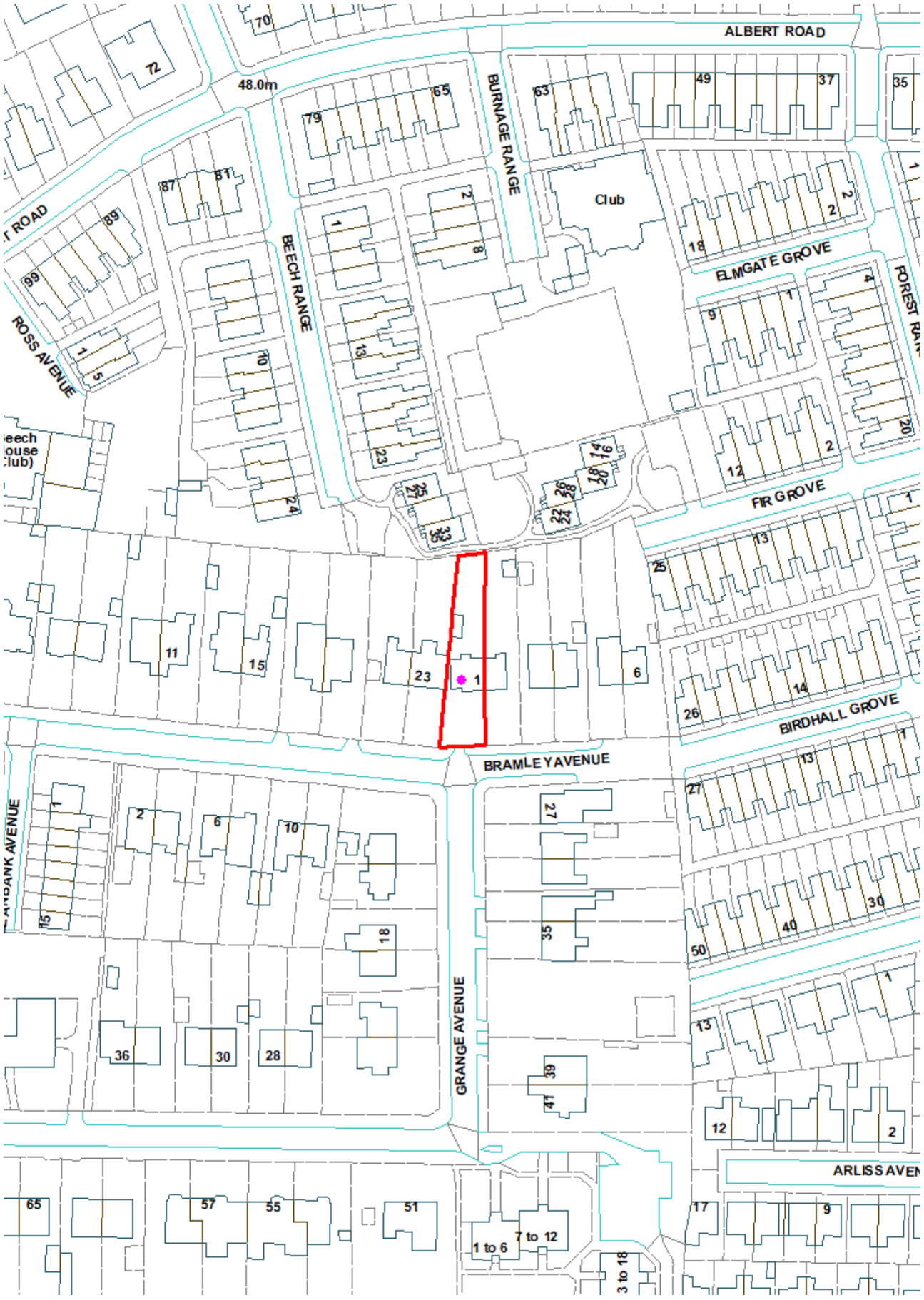
Notes to applicant

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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