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
Alice Dempsey
1 Edward Avenue
Manchester
M21 9FH

Agent
Emma Craig
11 Sylvan Avenue
Manchester
M16 8AN

Date of Application
3 November 2023

Application No.
138313/LP/2023

First Schedule

Erection of a single storey rear extension and installation of rear dormer

Second Schedule

1 Edward Avenue
Manchester
M21 9FH

Manchester City Council hereby certify that on 3 November 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) Grant on the basis that the proposed single storey rear extension and rear dormer as shown on drawing no.02 does constitute permitted development as it would meet the requirements of Part 1, Schedule 2, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 29 December 2023

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

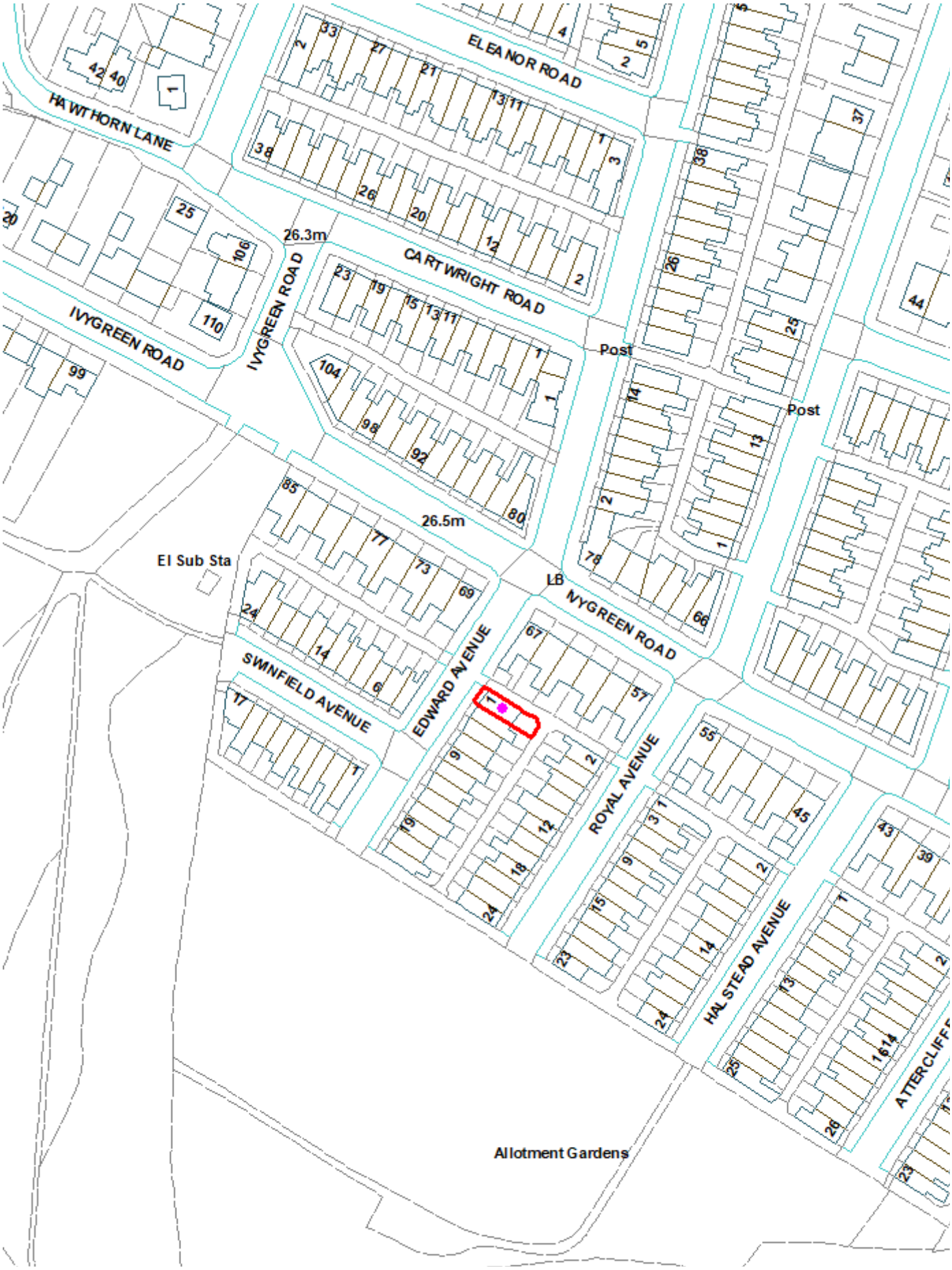
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes to applicant

1. 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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