

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 Adrian Manion
1428 Ashton Old Road
Manchester
Manchester
M11 1HL

Agent

Mr Rakesh Mistry
M83 Associates Ltd
187 Water Street
Manchester
M3 4JD

Date of Application

17 March 2023

Application No.

136510/LP/2023

First Schedule

Erection of a single storey rear extension following demolition of existing conservatory

Second Schedule

1428 Ashton Old Road
Manchester
M11 1HL

Manchester City Council are not satisfied that on 17 March 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 single storey rear extension, as detailed on drawings P3, P4, P5, P6, P7 and P8 received by the City Council as Local Planning Authority, on 17 March 2023, does not constitute permitted development and is not in accordance with Part 1, Schedule 2, Class A.1(f), A.1(j)(iii) and A.1(k) of the Town and Country (General Permitted Development) Order 2015 (as amended) as a result of the requirements under sub-paragraphs (ja).

The enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse by more than 3 metres, includes a verandah and would have a width greater than half the width of the original dwellinghouse.

Date: 18 May 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.

