

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

Mr Gurnoor Singh
9 Bettwood Drive
Manchester
M8 4JT

Agent

Mr Faluck Patel
27 Priors Gardens
Ruislip
HA4 6UG

Date of Application

11 October 2022

Application No.

135177/LP/2022

First Schedule

Part A hip to gable roof alterations together with 2no. rear dormers, Part B and 3no. front rooflights, Part C elevational alterations in connection with a garage conversion into a habitable room, Part D erection of front porch and Part E, alterations to chimneys

Second Schedule

9 Bettwood Drive
Manchester
M8 4JT

Manchester City Council hereby certify that on 11 October 2022 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 Part A on the basis that the proposed rear dormer and hip to gable as shown on drawings 2022/132 -02 Rev B, 2022/132 -03, 2022/132 -05 and Location Plan constitutes permitted development in accordance with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2) Grant Part B, the proposed 3no. Front rooflights as shown on the submitted drawings 2022/132 -02 Rev B, 2022/132 -05 and location plan constitute permitted development in accordance with Part 1, Schedule 2, Class C, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3) Grant Part C on the basis that the proposed replacement of garage door with a new window and bricks as shown on drawings 2022/132 -02 Rev B, 2022/132 -03, 2022/132 -05 and Location Plan constitutes permitted development in accordance with Part 1, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4) Grant Part D on the basis that the proposed front porch as shown on drawings 2022/132 -02 Rev B, 2022/132 -03, 2022/132 -05 and Location Plan constitute permitted development in accordance with Part 1, Schedule 2, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5) Grant Part E, the proposed chimney alterations as shown on the submitted drawings 2022/132 -02 Rev B, 2022/132 -05 and location plan constitute permitted development in accordance with Part 1, Schedule 2, Class G, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date: 17 April 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.

