

**Town and Country Planning Act 1990 (as amended) (Section 192)
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)**

Applicant

Mr Tom McDonnell
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Manchester
M21 8TJ

Agent

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Date of Application

18 February 2026

Application No.

145165/LP/2026

First Schedule

New glazed sliding doors to the existing ground floor rear elevation, with a new rear access landing and steps. Installation of two new windows to the existing rear utility room, replacement side window to the loft space, and larger replacement rooflights to the main roof. Internal modification to the kitchen area and bathrooms.

Second Schedule

39 Zetland Road
Manchester
M21 8TJ

Grant of Certificate of Lawful Use or Development

Manchester City Council hereby certify that on 18 February 2026 the use/operations specified below and 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):

Utility Room Windows

The installation of two new windows to the existing rear utility room as shown on drawings 0221-MASTA-DR-A-0301 and 0221-MASTA-DR-A-0501 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).

Rooflights

The installation of two replacement rooflights to the main roof as shown on drawings 0221-MASTA-DR-A-0301 and 0221-MASTA-DR-A-0501 constitutes 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).

Internal Alterations

Alterations that affect "only the interior of the building" are not development by reason of section 55(2)(a) of the Town and Country Planning Act 1990, as the modification to the

kitchen area and bathrooms relates to the interior, this element of the proposal would not constitute development.

Refusal of Certificate of Lawful Use or Development

Manchester City Council are not satisfied that on 18 February 2026 the use/operations specified below and 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):

Sliding Door

The proposed glazed sliding door to the ground floor rear elevation as shown on drawings 0221-MASTA-DR-A-0301 and 0221-MASTA-DR-A-0501 does not constitute permitted development as it fails to comply with Part 1, Schedule 2, A.3(a) of the Town and Country (General Permitted Development) Order 2015 (as amended).

The proposed glazed sliding doors to the rear elevation which is substantially larger and differs in shape and style from any existing openings, means the proposal fails to meet the requirement for materials and features to be of a similar appearance.

Rear Landing and Steps

The proposed rear access landing and steps as shown on drawings 0221-MASTA-DR-A-0301 and 0221-MASTA-DR-A-0501 does not constitute permitted development as it fails to comply with Part 1, Schedule 2, A.1 (k) (i) of the Town and Country (General Permitted Development) Order 2015 (as amended).

The proposal involves the construction or provision of a raised platform.

Loft Side Window

The replacement side window to the loft space as shown on drawings 0221-MASTA-DR-A-0301 and 0221-MASTA-DR-A-0501 does not constitute permitted development as it fails to comply with Part 1, Schedule 2, A.3(b) (i) and (ii) of the Town and Country (General Permitted Development) Order 2015 (as amended).

The no indication as to whether the replacement side window would be obscurely glazed, but it is shown to be side opening, hinged to the right; the parts of the window which can be opened are also shown to be less than 1.7 metres above the floor of the room in which the window is installed.

Date: 14 April 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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 under the heading Grant of Certificate of Lawful Use or Development 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.
4. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness for the use/operations described under the heading Refusal of Certificate of Lawful Use or Development, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).
5. 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.

