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
Mr Wesley Burns
10 Scott Street
Manchester
M26 1EX

Agent
Mr Simon Miles
S R Miles Ltd
28 Parrswood Avenue
Manchester
M20 5ND

Date of Application
24 February 2026

Application No.
145261/LP/2026

First Schedule

Dormer roof extension to the rear of the premises and rooflights to the front slope.

Second Schedule

28 Deramore Street
Manchester
M14 4DU

Manchester City Council hereby certify that on 24 February 2026 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) The proposed rear dormer and 2no. rooflights to front roof as shown on drawing 25 515 PL200 P1, does constitute permitted development as it would meet the requirements of Part 1, Schedule 2, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with the requirements of conditions B.2(a).

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

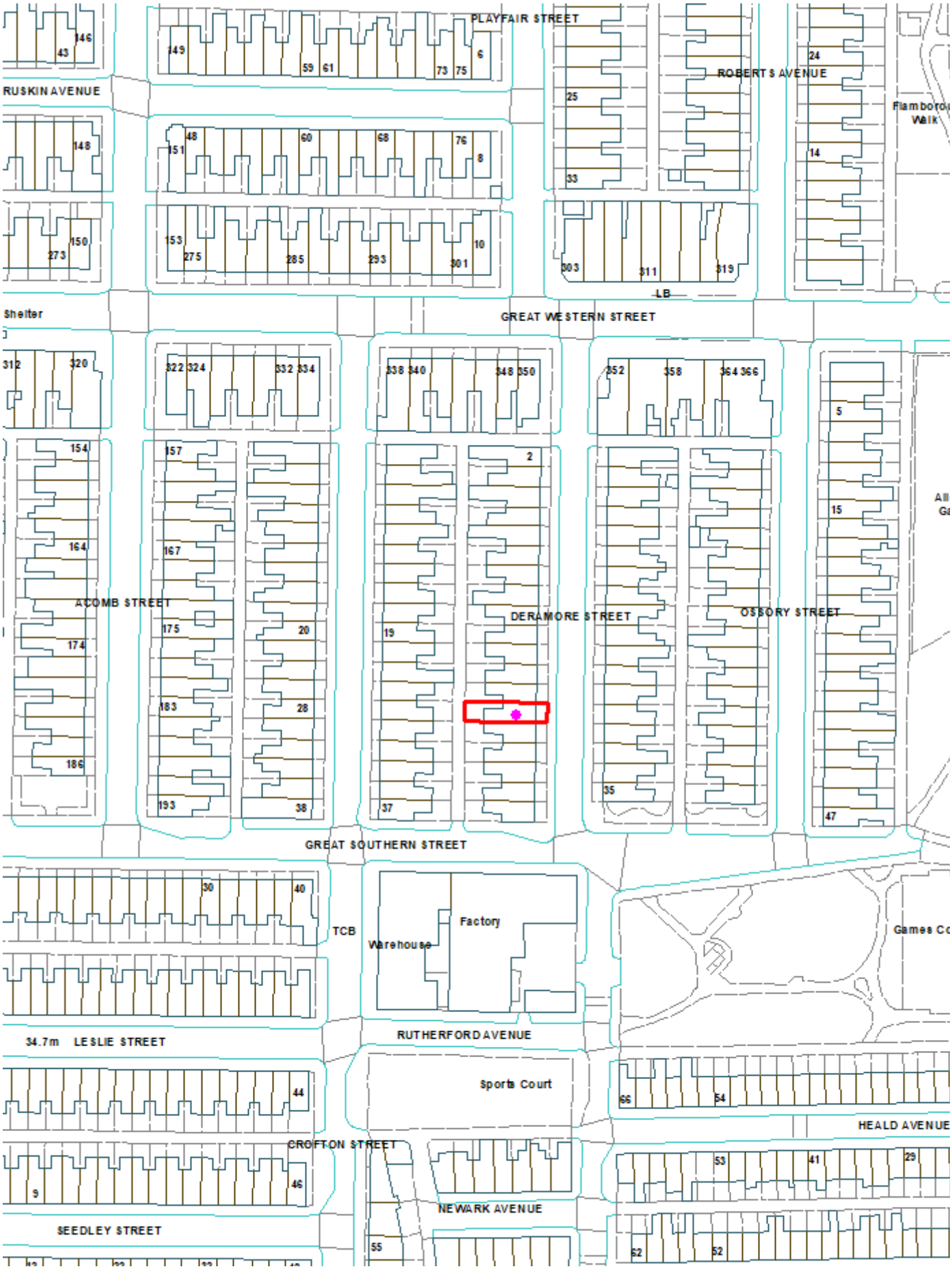
Notes to applicant

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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