

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

Syed Zeshan-Hayder Rizvi
189 Manley Raod
Manchester
M21 0GY

Agent

Mr Colin Williams
11 Gilda Crescent Raod
Salford
M30 9AG

Date of Application

31 October 2025

Application No.

144043/LP/2025

First Schedule

Erection of proposed Ancillary Building to form Granny Flat, Home Office and Gym.

Second Schedule

189 Manley Road
Manchester
M21 0GY

Manchester City Council are not satisfied that on 31 October 2025 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) On the evidence accompanying the application, the proposal would be for ancillary living accommodation and it has not been shown that, on the balance of probabilities, the outbuilding is genuinely and reasonably required for purposes incidental to the enjoyment of the dwellinghouse. Accordingly, it would not be permitted development falling within Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2) The proposed single-storey outbuilding, as detailed in drawing referenced No.1, does not constitute permitted development. It fails to comply with the requirements of Part 1, Schedule 2, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), specifically paragraphs E.1(e)(i), E.1(e)(ii) and E.1(f).

Date: 24 December 2025

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.

