

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 Agil Alkaff
AAA Homes II Ltd
71 - 75 Shelton Street
Covent Garden
London
WC2H 9JQ

Agent

Stephen Lamb
11 Princes Road
Stockport
SK4 3NQ

Date of Application

14 January 2026

Application No.

144950/LP/2026

First Schedule

Rear dormer extension and two single-storey rear extensions.

Second Schedule

8 Eileen Grove
Manchester
M14 5WE

Manchester City Council hereby certify that on 14 January 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 two proposed single storey rear extensions as shown on drawings HAD3995-03, HAD3995-04 and HAD3995-05 constitutes permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with the requirements of condition A.3(a).

2) The proposed rear dormer as shown on drawing on drawings HAD3995-03, HAD3995-04 and HAD3995-05 constitutes permitted development as the proposal would comply with Part 1, Schedule 2, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to compliance with the requirements of condition B.2(a).

Date: 9 March 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.

