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)

Refusal of Certificate of Lawful Use or Development

Applicant
Mr Ciaran McCabe
13 Napier Road
Manchester
M21 8AW

Agent
Mr Paul Lillie
Insight (NW) Ltd
1 St Leonards Drive
Timperley
Altrincham
WA15 7RS

Date of Application
29 January 2026

Application No.
145032/LP/2026

First Schedule

Installation of side dormer.

Second Schedule

13 Napier Road
Manchester
M21 8AW

Manchester City Council are not satisfied that on 29 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 proposed side dormer, as shown on drawings 20251211/INW2129/ 103, 20251211/INW2129/ 104, 20251211/INW2129/ 105, 20251211/INW2129/ 106 and 20251211/INW2129/ 107 does not constitute permitted development. The proposal fails to comply with Part 1, Schedule 2, Class B.2(a) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), as the black variegated natural timber cladding shown on the dormer cheeks and face are not of a similar appearance to the materials used in the construction of the exterior of the existing dwellinghouse.

Date: 26 March 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

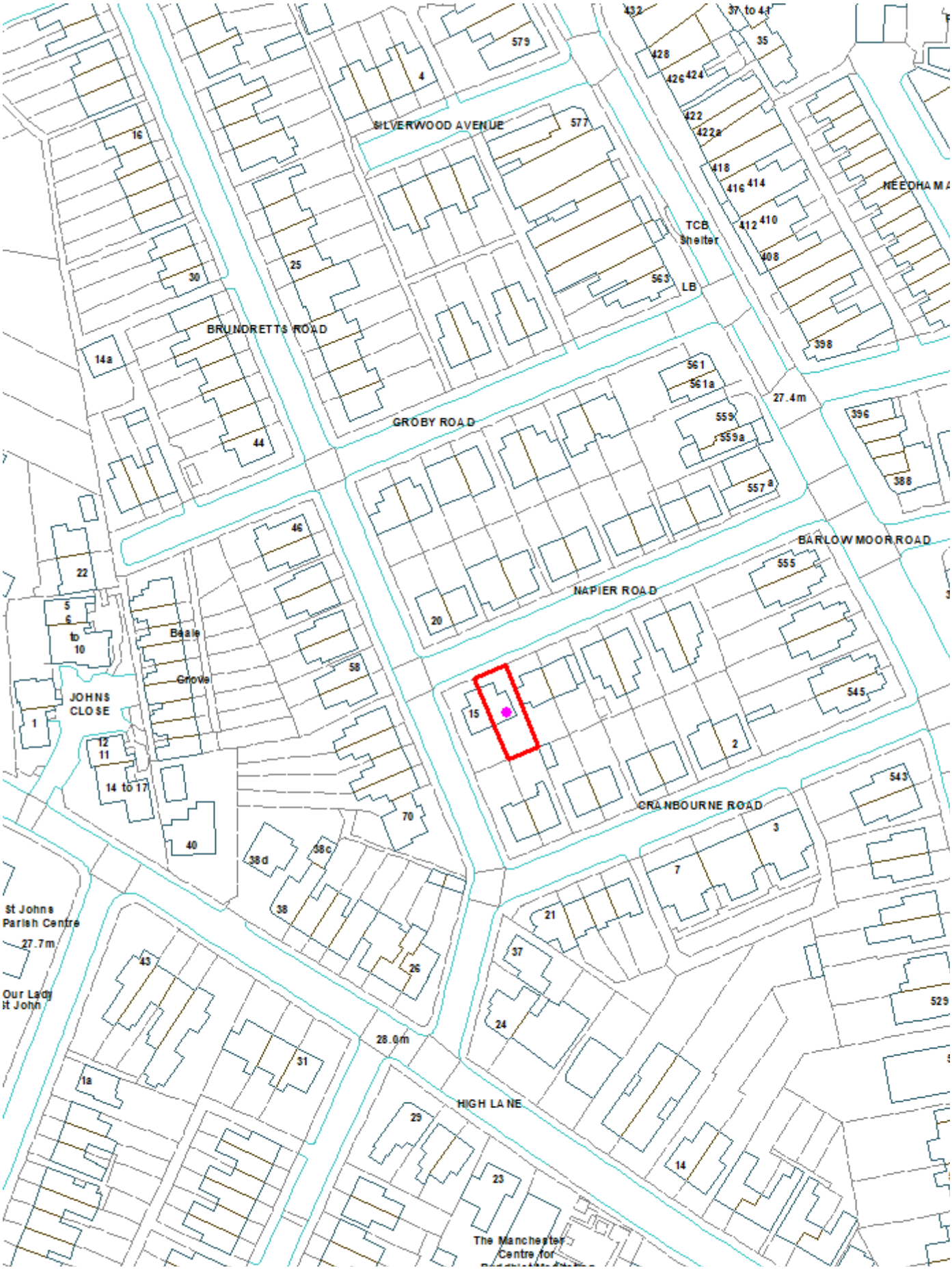
Notes to applicant

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.



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