

**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

Ms Chris Byrne
Manchester Rent-a-Home Ltd
11 Wilbraham Road
Manchester
M14 6JS

Agent

Mr Ian Turnbull
Concept Building Design Services Ltd
5 Willow Close
Anderton
Chorley
PR6 9PJ

Date of Application

28 November 2025

Application No.

144640/LP/2025

First Schedule

Construction of single storey extension to rear elevation

Second Schedule

114 Wellington Road
Old Moat
Manchester
M14 6AR

Manchester City Council are not satisfied that on 28 November 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) The proposed single storey rear extension, as shown on drawing 2025-06, will be attached to an existing enlargement to the original dwelling and would not meet the criteria of sub-paragraphs (e), (i) and (j), as a result of the requirements under sub-paragraphs (ja). The proposal does not satisfy all the conditions and limitations and is therefore not permitted under Part 1, Schedule 2, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and an application for planning permission is required.

Date: 22 January 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. 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.

