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
Emanuele Donnantuono
60 Grange Road
Manchester
M21 9WX

Agent
Mrs Melanie Scarff
Entwistle Design Services
7 Edgefield
Chorley
PR7 1XH

Date of Application
13 October 2025

Application No.
144180/LP/2025

First Schedule

New dormer extension to existing dormer

Second Schedule

60 Grange Road
Manchester
M21 9WX

Manchester City Council are not satisfied that on 13 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) The proposed rear dormer as shown on the submitted drawings does not constitute permitted development. It fails to meet the requirements of Part 1, Schedule 2, B.2(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed rear elevation windows in the dormer, are substantially larger and differ in shape and style from any existing openings, means the proposal fails to meet the requirement for materials and features to be of a similar appearance.

Date: 8 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

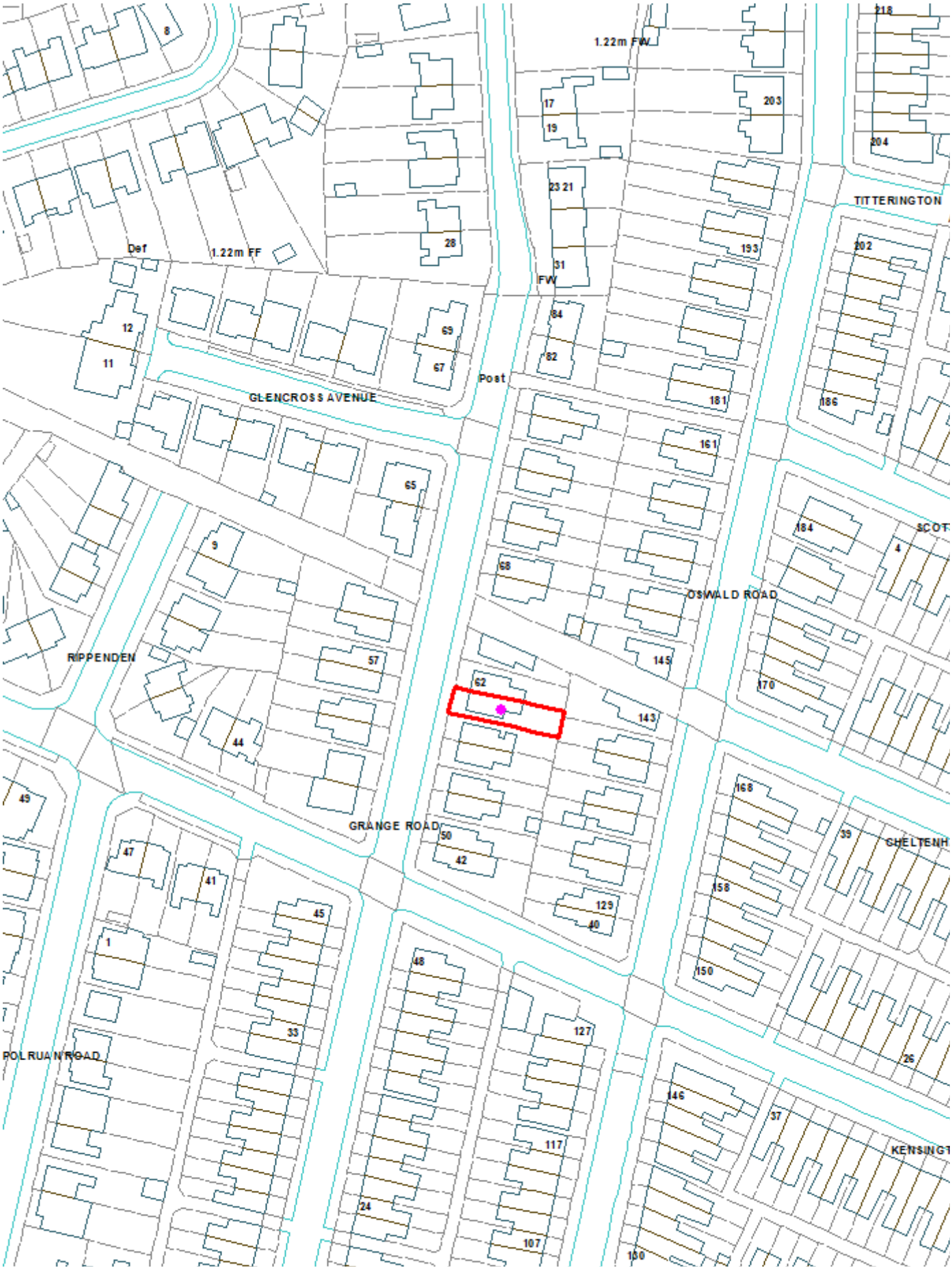
1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

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.

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