

**Town and Country Planning Act 1990 (as amended) (Section 191)
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)**

Applicant

A Kelso
26 Cleveland Road
Lytham
FY8 5JH

Agent

Stephen Lamb
Steve Lamb
11 Princes Road
Heaton Moor
Stockport
SK4 3NQ

Date of Application

23 December 2024

Application No.

141811/LE/2024

First Schedule

Part A - Single-storey rear extension and Part B - the installation of a rear dormer.

Second Schedule

206 Moseley Road
Manchester
M14 6PB

Grant of Certificate of Lawful Use or Development

Manchester City Council hereby certify that on 23 December 2024 the use/operations specified below and 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Part A - Single Storey Rear Extension

The single-storey rear extension, as shown on drawings 1, 2, 3, 6, and 8 dated 'Amended Plan Feb 23,' constitutes permitted development. This extension meets the requirements of Part 1, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Refusal of Certificate of Lawful Use or Development

Manchester City Council are not satisfied that on 23 December 2024 the use/operations specified below and 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Part B - Rear Dormer

The rear dormer, as shown on drawings 2, 3, 4, 5, 6, 7, and 8 dated 'Amended Plan Feb 23,' does not constitute permitted development. The rear dormer does not 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 grey uPVC shiplap cladding is not of a similar appearance to the materials used in the construction of the exterior of the existing dwellinghouse.

Date: 14 February 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes – For Grant of Certificate

1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations specified in the First Schedule, taking place on the land described in the Second Schedule, was lawful on the specified date and would not have been liable to enforcement action under Section 172 of the Act on that date.
3. 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.

Notes – For Refusal of Certificate

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.

