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)

Application reference:

145673/LP/2026

Applicant:

Mr Andrew Bennie

Date of application:

13 April 2026

First Schedule

Conversion of existing detached garage into garden room and conversion of carport into a store and utility/boot room.

Second Schedule

5 Dene Park Manchester M20 2GF

Grant of Certificate of Lawful Use or Development

Manchester City Council hereby certify that on 13 April 2026 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) Alterations associated with the conversion of carport

   The proposed elevational alterations associated with the conversion of carport into a store and utility/boot room as shown on drawings 2026-03-01-04, 2026-03-01-06 and 2026-03-01-07, 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).

Refusal of Certificate of Lawful Use or Development

Manchester City Council are not satisfied that on 13 April 2026 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 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) Alterations associated with the conversion of garage

   The height of the existing garage which is proposed to be improved or altered to form a garden room, is situated within 2m of the boundary and exceeds a height of 2.5 metres; as such, the proposed alterations associated with the conversion of the

garage, would be to a building that fails to comply with the limitations of sub-paragraph E.1(e)(ii) of Schedule 2, Part 1 Class E of the Town and Country (General Permitted Development) Order 2015 (as amended). Planning permission would therefore be required.

Date: 10 June 2026

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 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 under the heading Grant of Certificate of Lawful Use or Development 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.

Notes – for refusal of Certificate

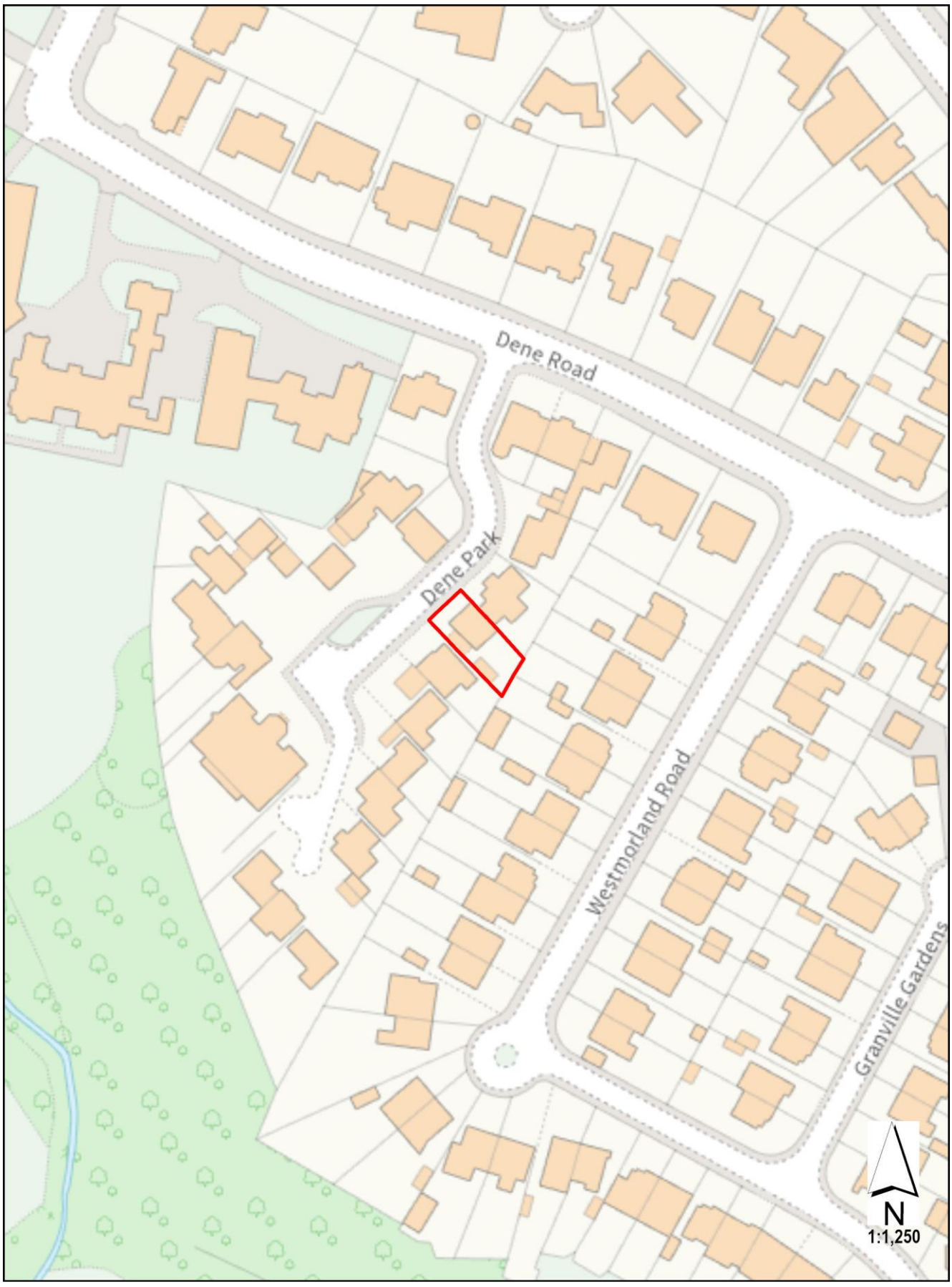
1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness for the use/operations described under the heading Refusal of Certificate of Lawful Use or Development, then you may appeal to the Secretary of State under section 195 of the Town and 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/appeal-lawful-development-certificate-decision.

   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 gov.uk website.

   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.

MANCHESTER CITY COUNCIL



© Crown copyright and database rights 2026. Ordnance Survey AC0000812035