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)

Grant of Certificate of Lawful Use or Development

Application reference:

PLA-2026-000865

Applicant:

Mr Richard Kay Leftfield Nominees Limited

Date of application:

09 July 2026

First Schedule

Conversion of existing garage to bedroom, including replacement of garage door with window to front elevation, and replacement of external door to window on side elevation.

Second Schedule

31 Wilton Road Manchester M8 4NG

Manchester City Council hereby certify that on 09 July 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 elevational alterations associated with the conversion of an existing garage into habitable accommodation comprising of a bedroom, as shown on drawings 3826-NCA-XX-00-DR-A-04001 Rev A and 3826-NCA-XX-ZZ-DR-A-04201 Rev A, comply with Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2) Alterations that affect "only the interior of the building" are not development by reason of section 55(2)(a) of the Town and Country Planning Act 1990, as the garage conversion relates to the interior, this element of the proposal would not require planning permission.

Date: 03 September 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

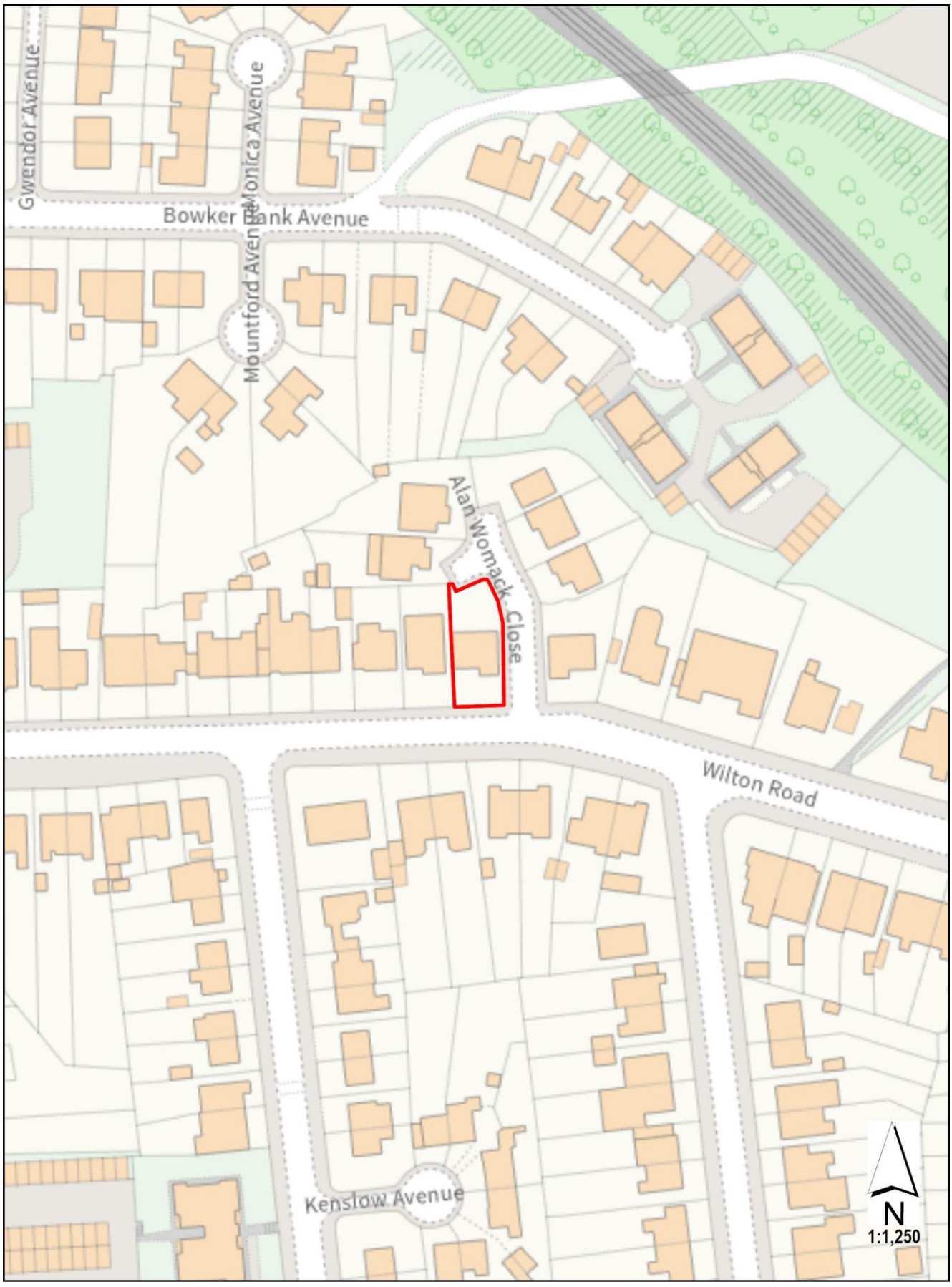
Notes

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 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.

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.

MANCHESTER CITY COUNCIL



© Crown copyright and database rights 2026. Ordnance Survey AC0000812035