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:

PLA-2026-000039

Applicant:

Mr and Mrs Stephen and Larissa Smith

Date of application:

15 June 2026

First Schedule

A Certificate of Lawful Development is sought for a proposed rear L-shaped dormer roof extension, installation of three front rooflights, and removal of the existing chimney stack.

Second Schedule

206 Oswald Road Manchester M21 9GW

Grant of Certificate of Lawful Use or Development

Manchester City Council hereby certify that on 15 June 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) Rooflights and Removal of Chimney Stack

   The proposed insertion of the rooflights in the front roof slope and the removal of the existing chimney stack, as shown on drawing "1984_(20)_ELEVATIONS - 20_4004" are considered to be permitted development and therefore not requiring planning permission.

Refusal of Certificate of Lawful Use or Development

Manchester City Council are not satisfied that on 15 June 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) L-Shaped Dormer Roof Extension

   The proposed dormer fails to comply with Part 1, Class B, Condition B.2(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in that the windows in the rear elevations are not of a similar

appearance to those used in the construction of the exterior of the existing dwellinghouse.

Date: 11 August 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

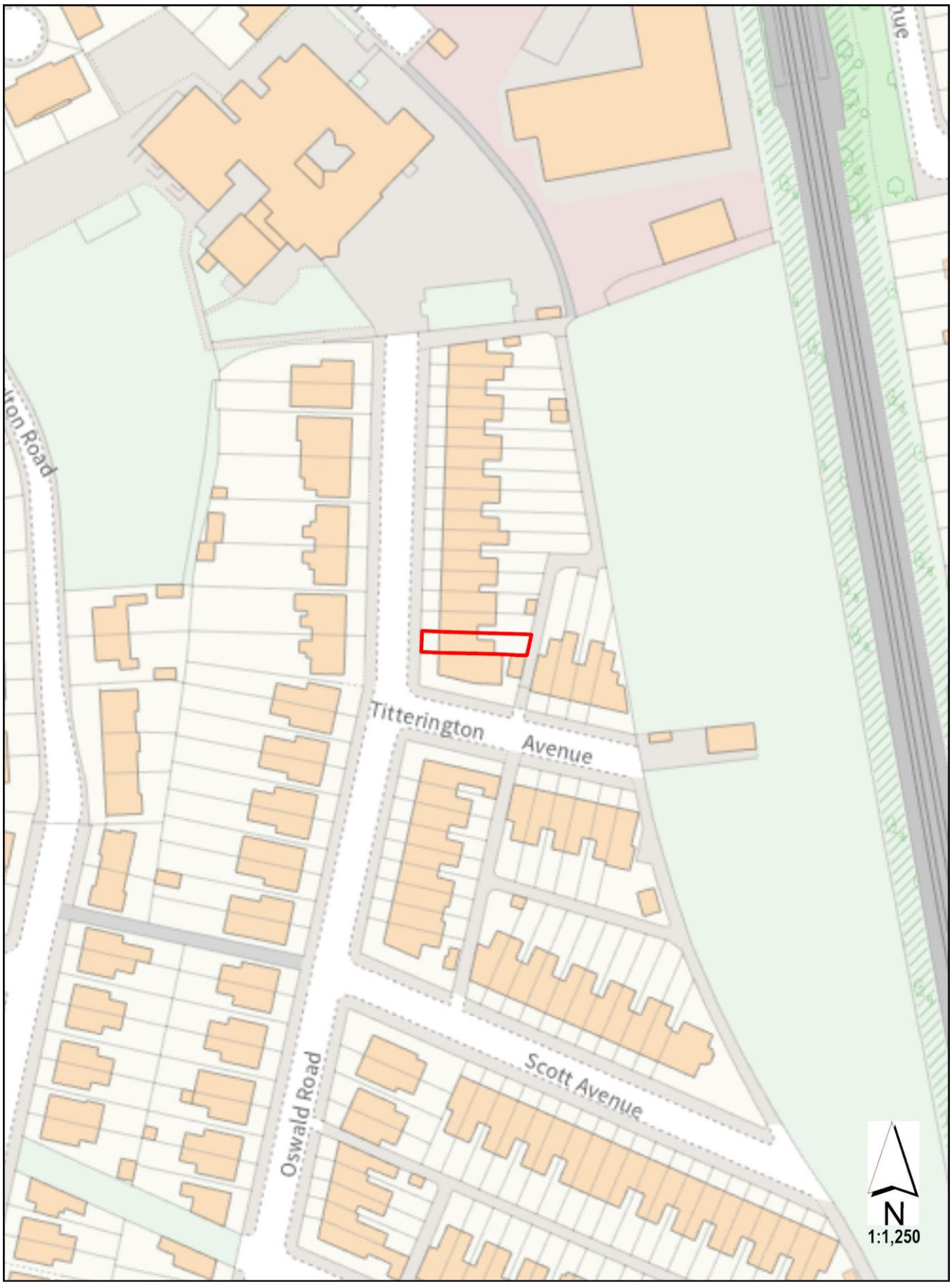
1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness for the use/operations described under the heading Refusal of Certificate of Lawful Use or Development, then you may appeal to the Secretary of State under section 195 of the Town and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



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