

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

**Town and Country Planning Act 1990: Section 192
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) Order
2010: Article 35**

To:
Yarwood
Planning People
5 Lynn Avenue
Sale
Sale
M33 7BN

On Behalf Of:
Haigh
4
Maple Grove
Prestwich
M25 3DQ

Application Number: 66052

Date of Registration: 12/10/2020

First Schedule

Second Schedule

Proposed lawful development certificate for single storey rear extension up to 3m in depth with eaves height of less than 3m alongside box dormer loft conversion.

4 Maple Grove, Prestwich, Manchester, M25 3DQ

Bury Metropolitan Borough Council hereby certifies that on 12/10/2020 the matter described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this certificate is **Lawful Development** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it falls within the limitations Part 1 Classes A and B.
- 2 The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse as required by conditions A.3(a) (for the proposed single storey rear extension) and B.2(a) (for the proposed rear dormer extension) of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 Other than in a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 200mm from the eaves of the original roof. As required by condition B.2(b) of Part 1 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Applicant Plan Numbers:

102 Rev A, 105 Rev A, 107 Rev A, 110 Rev A, 111 Rev A, 112 Rev A, 113 Rev A

Notes to Applicant

1. This certificate is issued solely for the purposes of Section 191/192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the matter described in the First Schedule and to the land specified in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development or use materially different from that described or which relate to other land may render the owner or occupier liable to enforcement action.
4. 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 TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 07/12/2020