

Officer Report

Case Reference: PL/2026/0465
Location: 105 WARWICK ROAD, MIDDLETON, MANCHESTER, M24 1HU
Proposal: Application for a certificate of lawfulness for a proposed rear dormer, two rooflights on front elevation and new window side elevation
Recommendation: Permitted Development
Officer: Sam Yuen

Recommendation: Permitted Development

Approval Reason(s) (1)

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives (1)

- 1 For the avoidance of doubt, the decision relates to the following drawings:-
 - Location Plan – received 21/05/2026
 - Existing and Proposed Site Plan – drawing no. 545-01 received 21/05/2026
 - Existing Ground Floor Plan – drawing no. 545-102 received 21/05/2026
 - Existing First Floor Plan – drawing no. 545-103 received 21/05/2026
 - Existing Loft Floor Plan – drawing no. 545-104 received 21/05/2026
 - Existing Roof Plan – drawing no. 545-105 received 21/05/2026
 - Existing Elevations – drawing no. 545-106 received 21/05/2026

- Proposed Ground Floor Plan – drawing no. 545-107 received 21/05/2026
- Proposed First Floor Plan – drawing no. 545-108 received 21/05/2026
- Proposed Loft Floor Plan – drawing no. 545-109A received 21/05/2026
- Proposed Roof Plan – drawing no. 545-110A received 21/09/2026
- Proposed Elevations – drawing no. 545-111A received 21/09/2026
- Existing and Proposed Cross Sections – drawing no. 545-112 received 21/09/2026