

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: PL/2026/0611

Applicant

Miss Toni Downie
21 Rhos Avenue
Middleton
Manchester
M24 1EG

Part I - Particulars of Application

Proposal: Certificate of Lawfulness application for a proposed hip-to-gable roof alteration, the construction of a rear dormer extension, together with associated structural and internal works.

Location: 21 RHOS AVENUE, MIDDLETON, MANCHESTER, M24 1EG

Valid On: 6 July 2026

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The proposed development fails to comply with the requirements of Class B to Schedule 2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and is therefore not lawful. Specifically, the proposed dormer window would be constructed of materials which do not match those used on the existing dwelling and would be within 0.2m to the eaves, thereby failing B.2(a) and B.2(b)(i)(bb).
- 2 Insufficient information has been provided in the form of section elevations and/or specifications for the Local Planning Authority to assess whether the proposed rooflights comply with C.1(b) of Class C to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 26/08/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt this decision relates to the following plans/documents: • Application Form • DWG No. MC-156-02 Rev C1 (Proposed Loft Floor Plans) • DWG No. MC-156-03 Rev C1 (Existing and Proposed Elevations) • DWG No. MC-156-01 Rev C1 (Proposed Floor Plans)

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The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.