ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act
Town and Country Planning (Development Management Procedure) (England) Order 2015: Article 39

REFUSAL OF CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Correspondence Address:	**Application Number:**
Pulmann Associates Architects Bridge House 18A Bridge Street Milnrow Rochdale OL16 3ND	19/00366/CPL
Location	**Description of Development**
Lower Bradley Farm Church Street Newhey OL16 3QS	**Lawful development certificate for a proposed single storey rear extension to dwelling**

This Authority hereby certifies that on 29 March 2019 the development described in the First Schedule in respect of the land/premises specified in the Second Schedule and hatched on the plan attached to this certificate **WAS NOT LAWFUL** within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Reasons:

1 The proposal does not constitute permitted development by virtue of not complying with the requirements set out in Schedule 2, Part 1, Classes A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, the proposal fails to be permitted development under point 'e' of the Order. The principal elevation of this property is the elevation facing the driveway and entrance from the highway. In the absence of any architectural features distinguishing the front from the rear elevation, it is concluded that the principal elevation is the elevation to which the extension is proposed.

First Schedule
Lawful development certificate for a proposed single storey rear extension to dwelling

Second Schedule
Lower Bradley Farm
Church Street
Newhey
OL16 3QS

Signed: MR Rossa **Date:** 13 June 2019

Head of Planning

Your attention is drawn to the attached notes:

If the applicant is aggrieved by the decision the applicant may appeal to the Secretary of State under section 195 of the 1990 Act (appeals against refusal or failure to give decision on application).

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan with drawing number M18-44-01
- Existing Plans, Elevations and Details with drawing number M18-44-09
- Proposed Plans, Elevations and Details with drawing number M18-44-10