



**Town and Country Planning Act 1990: Section 192
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Mr Joe Jennings Extensions NW Ltd 3Cribden Street Rawtenstall Rossendale bb4 8hz	25/00388/CPL
Location	Description of Development
71 Penrhyn Avenue Middleton Rochdale M24 1FP	Certificate of lawfulness for a proposed side extension and porch to the front elevation

This Authority hereby certifies that on 9 April 2025, the development described in the First Schedule in respect of the land/premises specified in the Second Schedule and edged in red on the plan(s) listed in the informative below **was part lawful and part unlawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The following proposed development as specified in Schedule 1 is **Refused**:

Front Porch

The proposed front porch does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (c) of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the proposed porch would be more than 3 metres above ground level.

The following proposed development as specified in Schedule 1 is **Approved**:

Single Storey Side Extension

The proposed single storey side extension constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Second Schedule

71 Penrhyn Avenue
Middleton
Rochdale
M24 1FP

Melanie Hale
Head of Planning Services

Date: 15 May 2025