

Town and Country Planning Act 1990: Section 192
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:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN United Kingdom	23/00437/CPL
Location	Description of Development
167 Wardle Road Wardle Rochdale OL12 9JA	Certificate of lawfulness for a proposed single rear extension, alteration of existing rear outrigger roof and addition of 1no. roof light

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the use/operations*described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this decision.

The operations are **NOT CONSIDERED TO BE LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Class A, 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 rear extension would not be wholly within the curtilage of the host dwelling.

First Schedule

Certificate of lawfulness for a proposed single rear extension, alteration of existing rear outrigger roof and addition of 1no. roof light

Second Schedule

167 Wardle Road
Wardle

Rochdale
OL12 9JA

Daniela Ripa
Interim Head of Planning Services

Date: 27 June 2023

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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).