ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990: Section 192 (as amended)
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:**
Priscilla Mushonga -Josphat 9 Highfield Road Rochdale OL11 5RZ	19/01221/CPL
Location	**Description of Development**
24 Martin Lane **Rochdale** **OL12 7NU**	**Lawful development certificate for a proposed single storey rear extension**

This Authority hereby certifies that on 9 October 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 proposed development would include a raised platform approximately 0.4m in height. As such it does not constitute permitted development by reason of non-compliance with the requirements of Schedule 2, Part 1, Class A paragraph A.1(k)(i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

Second Schedule
24 Martin Lane
Rochdale
OL12 7NU

Signed: MR **Date:** 18 December 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
- Drawing 1 - Existing Plans and Elevations
- Drawing 2 - Proposed Floor Plan
- Drawing 3 - Block and Site Plan
- Drawing 4 - Proposed Elevations