

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:
Kyle Wasley 9 Whitfield Drive Milnrow Rochdale OL16 4BP United Kingdom	25/00745/CPL
Location	Description of Development
9 Whitfield Drive Milnrow Rochdale OL16 4BP	Application for a certificate of lawfulness for the conversion of garage to additional living accommodation including alterations to front elevation

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the 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 Condition 3 of planning application 93/D29415 requires a minimum of two car parking spaces in addition to any garage spaces to be retained for car parking purposes in perpetuity. The proposed conversion of the garage would therefore breach this condition and would be unlawful. The proposals would require planning permission.

First Schedule

Application for a certificate of lawfulness for the conversion of garage to additional living accommodation including alterations to front elevation

Second Schedule

9 Whitfield Drive
Milnrow

Rochdale
OL16 4BP

Melanie Hale
Head of Planning Services

Date: 14 October 2025

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).