

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:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW United Kingdom	23/01144/CPL
Location	Description of Development
8 Leighton Avenue Middleton Rochdale M24 1PJ	Certificate of lawfulness for a proposed single storey side extension

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 Criterion (e) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would front a highway.

First Schedule

Certificate of lawfulness for a proposed single storey side extension

Second Schedule

8 Leighton Avenue
Middleton
Rochdale
M24 1PJ

Daniela Ripa
Interim Head of Planning Services

Date: 12 December 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).