ROCHDALE BOROUGH COUNCIL

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 Dean Plant One Concept Design Ltd Red Marley Buckley Hill Lane Milnrow Rochdale OL16 4BU	22/00479/CPL
Location	**Description of Development**
9 Birch Road Wardle OL12 9QQ	Certificate of lawfulness to raise the height of single storey rear extension

This Authority hereby certifies that on 6 April 2022, the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule and edged in red on the plan attached to this certificate **would be 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 proposal 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).

First Schedule
Certificate of lawfulness to raise the height of single storey rear extension

Second Schedule
9 Birch Road
Wardle
OL12 9QQ

Daniel Ripa **Date:** 29 April 2022
Interim Head of Planning Services

For the avoidance of doubt, the decision relates to the following drawings:-

- Location plan

- Existing block plan
- Proposed block plan
- Proposed front elevation
- Existing rear elevation
- Existing side elevation
- Existing front elevation
- Proposed section
- Proposed rear elevation
- Proposed side elevation
- Proposed ground floor plans
- Existing ground floor plans

Notes

1. **This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990**
2. **It certifies that the operations specified in the First Schedule to take place on the land described in the Second Schedule would be lawful on the specified date and, therefore, would not be liable to enforcement action under Part 7 on the 1990 Act on that date.**
3. **This certificate applies only to the extent of the use/operations* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from those described or which relate/s to other land may render the owner or occupier liable to enforcement action.**
4. **The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations are begun, in any of the matters relevant to determining such lawfulness.**