

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 Paul Ambrose R&R Planning Consultants 11 Bankfield Lane Rochdale OL11 5RJ	24/00494/CPL
Location	Description of Development
1 Ramsden Farm Roundthorn Road Middleton M24 1ZB	Application for a certificate of lawfulness for proposed a detached building to house swimming pool

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 Insufficient evidence has been submitted with the application to demonstrate that the proposed outbuilding in combination with the previously approved outbuilding is required for purposes incidental to the enjoyment of the dwellinghouse. In addition, the combined size of the outbuildings would not connote a sufficient degree of subordination to the host dwelling in land use terms. Therefore, the proposal would not constitute permitted development by virtue of non-compliance with the requirements of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule

Application for a certificate of lawfulness for proposed a detached building to house swimming pool

Second Schedule

1 Ramsden Farm
Roundthorn Road

Middleton
M24 1ZB

Melanie Hale
Head of Planning Services

Date: 25 July 2024

Notes for applicant:

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

- Location Plan. Drg no. 22.128.201. Rev P1.
- Existing Site Plan. Drg no. 22.128.202. Rev P1.
- Proposed Site Plan. Drg no. 22.128.203. Rev P2.
- Proposed Floor Plans and Elevations. Drg no. 22.128.305. Rev P2.

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).