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:**
Mr Ian Tunnicliffe Ian Bridge Consultancy (North) Limited Hollinwood Business Centre Albert Street Hollinwood Oldham OL8 3QL United Kingdom	18/01094/CPL
Location	**Description of Development**
Heald Top **Judith Street** **Rochdale** **OL12 7HS**	**Application for a certificate of lawfulness for the proposed demolition of existing single storey flat roof extension and replacement with larger pitched roof extension**

This Authority hereby certifies that on 25 September 2018 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 result in the cubic content of the resulting roof space exceeding the cubic content of the original roof space of the dwellinghouse by more than 50 cubic metres. As such the proposal is not permitted by of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as it would be contrary to paragraph B.1.(d).

First Schedule

Application for a certificate of lawfulness for the proposed demolition of existing single storey flat roof extension and replacement with larger pitched roof extension

Second Schedule

Heald Top
Judith Street
Rochdale
OL12 7HS

Signed: **Date:** 20 November 2018

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:-

- Proposed Site Plan Rev P1 Dated 25/09/2018
- Existing Drawings, Drawing Number A107 Rev 1
- Proposed Drawings, Drawing Number A106 Rev 1
- 3D Views, Drawing Number A102 Rev 1
- 3D Views, Drawing Number A101 Rev 1