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 PHIL CORNS phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA	19/00226/CPL
Location	**Description of Development**
1 Palatine Avenue Rochdale OL11 5YP	**Application for a certificate of lawfulness for the conversion of existing garage into a study room including construction of pitched roof to replace existing flat roof**

This Authority hereby certifies that on 27 February 2019 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 proposal is contrary to Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, does not comprise permitted development.

First Schedule
Application for a certificate of lawfulness for the conversion of existing garage into a study room including construction of pitched roof to replace existing flat roof

Second Schedule
1 Palatine Avenue
Rochdale
OL11 5YP

Signed: **Date:** 22 July 2019

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:-

- Existing and Proposed Site Plan with drawing number 2019 02 03 - 01
- Existing Ground Floor Plan with drawing number 2019 02 03 - 02
- Existing Elevations with drawing number 2019 02 03 - 03
- Existing Sections with drawing number 2019 02 03 - 04
- Proposed Ground Floor Plan with drawing number 2019 02 03 - 05
- Proposed Elevations with drawing number 2019 02 03 - 06