

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:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	24/00505/CPL
Location	Description of Development
2 Bramley Road Rochdale OL11 5QN	Lawful development certificate for a proposed rear dormer 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 Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres. In addition, the edge of the enlargement would measure less than 0.2 metres to the outermost edge of the eaves and it has not been demonstrated why this would not be possible. Lastly, insufficient detail has been provided regarding the use of materials.

First Schedule

Lawful development certificate for a proposed rear dormer extension

Second Schedule

2 Bramley Road

Rochdale
OL11 5QN

Melanie Hale
Head of Planning Services

Date: 22 July 2024

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).