



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 Neil Arbon Crowley Associates 28 Kenwood Park Road Sheffield S7 1NF United Kingdom	25/00308/CPL
Location	Description of Development
Hollingworth Heights Peanock Lane Littleborough Rochdale OL15 0AD	Application for a certificate of lawfulness for the proposed erection of a two storey rear extension, 2 single storey side extensions, external alterations to existing dwelling and 2 new outbuildings, following demolition of an existing conservatory and side extension

This Authority hereby certifies that on 25 March 2025, the development described in the First Schedule in respect of the land/premises specified in the Second Schedule and edged in red on the plan(s) listed in the informative below **was part lawful and part unlawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The following proposed development as specified in Schedule 1 is **Approved**:

(Description of proposal)

Reasons:

The following proposed development as specified in Schedule 1 is **Refused**:

(Description of proposal)

Reasons:

- 1 The proposed single-storey side extension, alterations to fenestrations, repairs to roof tiles and proposed outbuildings constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class A, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The proposed two-storey rear extensions and propose rear dormer extension do 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 resulting roof space would exceed the cubic content of the original roof space by over 50 cubic metres.

Second Schedule

Hollingworth Heights
Peanock Lane
Littleborough
Rochdale
OL15 0AD

Melanie Hale
Head of Planning Services

Date: 20 May 2025

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

- Location Plan and Proposed Site Plan - drawing no. P03 received 25/03/2025
- Existing Floor Plans and Elevations - drawing no. P01 received 25/03/2025
- Proposed Floor Plans and Elevations - drawing no. P02 received 25/03/2025
- Proposed Outbuildings Floor Plans and Elevations - drawing no. P04 received 25/03/2025