ROCHDALE
BOROUGH COUNCIL

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:**
Philip Lambert Architecture 3 Eastbourne Grove BOLTON BL1 5TR	22/00426/CPL
Location	**Description of Development**
2 Schwabe Street Middleton Rochdale M24 4TG	Certificate of lawfulness for a proposed outbuilding

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the 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 criterion (c) of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

First Schedule
Certificate of lawfulness for a proposed outbuilding

Second Schedule
2 Schwabe Street
Middleton
Rochdale
M24 4TG

Daniela Ripa **Date:** 6 May 2022
Interim Head of Planning Services

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).