



**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 United Kingdom	23/01207/CPL
Location	Description of Development
33 Alpine Drive Wardle Rochdale Rochdale OL12 9NY	Certificate of lawfulness for a rear dormer

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 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 materials used in the exterior of the proposed rear dormer would not be of a similar appearance to those used in the roof of the host dwelling.

First Schedule

Certificate of lawfulness for a rear dormer

Second Schedule

33 Alpine Drive
Wardle

Rochdale
Rochdale
OL12 9NY

Daniela Ripa
Interim Head of Planning Services

Date: 3 January 2024

Date: 3 January 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).