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:**
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	21/00251/CPL
Location	**Description of Development**
2 Mons Avenue Rochdale OL11 5BQ	Appplication for a certificate of lawfulness for a proposed single storey detached outbuilding to rear

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 E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the building is not required for a purpose incidental to the enjoyment of the dwellinghouse.

First Schedule
Appplication for a certificate of lawfulness for a proposed single storey detached outbuilding to rear

Second Schedule
2 Mons Avenue

Rochdale
OL11 5BQ

Signed:  **Date:** 26 March 2021

Assistant Director (Economy)

Date: 26 March 2021

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).

INFORMATIVE:
For the avoidance of doubt, the decision relates to the following drawings:-
- Plan (1690/1)
- Elevation (1690/2)
- Location Plan