

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 Richard Shuttleworth Equilibrium Architects Ltd Bank Chambers Bank Street Bury BL9 0DL United Kingdom	22/01472/CPL
Location	Description of Development
Carrick 111A Rochdale Road Milnrow Rochdale OL16 4DU	Certificate of lawfulness for a proposed single storey rear 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 Criterion (f) and Condition (a) of Class A, 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 single-storey extension would extend beyond the rear wall of the original dwellinghouse by more than 4 metres. Additionally, the plans indicate the enlarged part of the dwellinghouse would not be constructed in materials of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

First Schedule

Certificate of lawfulness for a proposed single storey rear extension

Second Schedule

Carrick
111A Rochdale Road
Milnrow
Rochdale
OL16 4DU

Daniela Ripa
Interim Head of Planning Services

Date: 26 January 2023

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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).