

DECISION NOTICE

Town and Country Planning Act 1990: Section 191
Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39

REFUSAL OF CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Mr Joseph Chelms JC Design Suite 2 Park Gates Salford M25 0JW United Kingdom	23/01039/CPE
Location	Description of Development
14 Ann Street Heywood Rochdale OL10 4JG	Certificate of lawfulness for existing single storey rear extension

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 191 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 On the balance of probability, the application has failed to demonstrate that the extension was substantially completed more than four years before the date of this application. The development is therefore not lawful within the meaning of Section 191 of the Town and Country Planning Act 1990.

First Schedule

Certificate of lawfulness for the existing use of a single storey rear extension

Second Schedule

14 Ann Street
Heywood
Rochdale
OL10 4JG

Daniela Ripa
Interim Head of Planning Services

Date: 30 November 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).