

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:
Michael Dupelycz 4 Oulder Mount Oulder Hill Rochdale OL11 5LL	24/01265/CPL
Location	Description of Development
4 Oulder Mount Oulder Hill Rochdale Rochdale OL11 5LL	Certificate of lawfulness for a proposed dormer on the south elevation

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 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 and the dormer window would form a side elevation of the dwellinghouse and would not be obscurely glazed or non-opening to the required standard.

First Schedule

Certificate of lawfulness for a proposed dormer on the south elevation

Second Schedule

4 Oulder Mount
Oulder Hill
Rochdale

Rochdale
OL11 5LL

Melanie Hale
Head of Planning Services

Date: 13 March 2025

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).