



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 418 Bury Road Rochdale OL11 5EU	24/00693/CPL
Location	Description of Development
39 Royle Road Rochdale OL11 3ET	Application for a certificate of lawfulness for a proposed single storey rear extension and conversion of garage into habitable room including alterations to front elevation

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 application property does not benefit from permitted development rights by virtue of condition 15 of Planning Permission 20/01401/AM. The proposed development would therefore result in a breach of this condition and would be unlawful and therefore require planning permission.

First Schedule

Application for a certificate of lawfulness for a proposed single storey rear extension and conversion of garage into habitable room including alterations to front elevation

Second Schedule

39 Royle Road
Rochdale
OL11 3ET

Melanie Hale
Head of Planning Services

Date: 9 September 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).