



**Town and Country Planning Act 1990: Section 192  
Town and Country Planning (Development Management Procedure) (England)  
Order 2015: Article 39**

## CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

| Correspondence Address:                                                                         | Application Number:                                                                      |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Mr Joe Jennings<br>Extensions NW Ltd<br>3Cribden Street<br>Rawtenstall<br>Rossendale<br>bb4 8hz | 25/00388/CPL                                                                             |
| Location                                                                                        | Description of Development                                                               |
| 71 Penrhyn Avenue<br>Middleton<br>Rochdale<br>M24 1FP                                           | Certificate of lawfulness for a proposed side extension and porch to the front elevation |

This Authority hereby certifies that on 9 April 2025, the development described in the First Schedule in respect of the land/premises specified in the Second Schedule and edged in red on the plan(s) listed in the informative below **was part lawful and part unlawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

The following proposed development as specified in Schedule 1 is **Refused**:

### **Front Porch**

The proposed front porch does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (c) of Class D, 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 proposed porch would be more than 3 metres above ground level.

The following proposed development as specified in Schedule 1 is **Approved**:

### **Single Storey Side Extension**

The proposed single storey side extension constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### **Second Schedule**

71 Penrhyn Avenue  
Middleton  
Rochdale  
M24 1FP

Melanie Hale  
**Head of Planning Services**

**Date:** 15 May 2025