

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 Ahmed Choudhry NADA ARCHITECTS 169 Kingsway Burnage Manchester M19 2ND United Kingdom	24/00231/CPL
Location	Description of Development
128 Mosedale Road Middleton Rochdale M24 5QP	Application for a certificate of lawfulness for the proposed conversion of existing detached garage to ancillary residential accommodation including alterations to fenestration

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 would not constitute permitted development by virtue of non-compliance with the requirements of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the building would be set within 2 metres of the boundary of the curtilage and exceed 2.5 metres in height.

First Schedule

Application for a certificate of lawfulness for the proposed conversion of existing detached garage to ancillary residential accommodation including alterations to fenestration

Second Schedule
128 Mosedale Road
Middleton
Rochdale
M24 5QP

Melanie Hale
Head of Planning Services

Date: 13 May 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).