

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:
A J Cocker Associates 176 Drake Street Rochdale OL16 1UP	25/00829/CPL
Location	Description of Development
5 Broadbent Street Castleton Rochdale OL11 3DD	Certificate of lawfulness for proposed conversion of integral garage to a habitable room

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 A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposal would constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 and therefore, without the prior written approval of the Local Planning Authority, would comprise a breach of Condition 15 of planning permission 20/01401/AM and thus would not be lawful.

First Schedule

Certificate of lawfulness for proposed conversion of integral garage to a habitable room

Second Schedule

5 Broadbent Street
Castleton
Rochdale
OL11 3DD

Melanie Hale
Head of Planning Services

Date: 10 October 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).