

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:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	25/01073/CPL
Location	Description of Development
22 Edmunds Fold Littleborough Rochdale OL15 9LS	Certificate of lawfulness for a proposed single storey rear extension

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 Criterion (f), (g), (h), (i), (ja) and (k) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposed development would be joined to an existing extension that exceeds 4 metres in height and is within 2 metres of the boundary of curtilage with a height to eaves in excess 3 metres. Moreover, the total enlargement would extend beyond the rear wall of the original dwellinghouse by more than 3 metres and would be within 7 metres of the boundary of the curtilage that is opposite the rear wall. Lastly, the proposed extension would require the alteration or replacement of the existing soil and vent pipe.

First Schedule

Certificate of lawfulness for a proposed single storey rear extension

Second Schedule

22 Edmunds Fold
Littleborough
Rochdale
OL15 9LS

Melanie Hale
Head of Planning Services

Date: 3 November 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).