

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 Andrew Brodie AGB CAD Services Ltd Royal Mills 2 Cotton Street Manchester M4 5BD	22/01585/CPL
Location	Description of Development
2 St Chads Close Rochdale OL16 1FG	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 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 condition (a) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the materials used in the exterior work of the extension would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

First Schedule

Certificate of lawfulness for a proposed single storey rear extension

Second Schedule

2 St Chads Close
Rochdale
OL16 1FG

Date: 7 February 2023

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).

For the avoidance of doubt, the decision relates to the following drawings:-

- 2234-001 LOCATION PLAN
- 2234-002 EXISTING PLANS AND ELEVATIONS
- 2234-003 PROPOSED PLANS AND ELEVATIONS