

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:
- Garrett 10 Coronation Road Lytham St Annes FY8 1BH	23/00604/CPL
Location	Description of Development
6 Broadlea Grove Rochdale Rochdale OL12 6XZ	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 (ja) of Class A, 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 total enlargement (being the enlarged part together with any existing enlargement of the original dwelling to which it will be joined) would have more than a single storey and extend beyond the rear wall of the original dwelling by more than 3 metres, as set out in Criterion (h).

First Schedule

Certificate of lawfulness for a proposed single storey rear extension

Second Schedule

6 Broadlea Grove
Rochdale
Rochdale
OL12 6XZ

Date: 10 August 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).