

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 Walker J C Building Design Limited 23 Gordon Street Bacup OL13 8DH	24/00583/CPL
Location	Description of Development
27 Alpine Drive Wardle Rochdale Rochdale OL12 9NY	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) 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 enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

First Schedule

Certificate of lawfulness for a proposed single storey rear extension

Second Schedule

27 Alpine Drive
Wardle
Rochdale
Rochdale

OL12 9NY

Melanie Hale
Head of Planning Services

Date: 14 August 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).