

APPLICATION FOR CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

**Town and Country Planning Act 1990: Section 192
(as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) Order
2010: Article 35**

To:

Mr Richard Howarth
**49 Bury and Bolton Road
Radcliffe
Manchester
M26 4LF**

Application Number: 72918

Date of Registration: 03/03/2026

First Schedule

Lawful development for proposed development of a single storey extension, side and rear (The rear extension replacing an existing lean to structure and matches the extension line and roof line of the neighbour; The side extension infills an unused space to the side of the property while maintaining existing building lines; All works will be in materials to match existing)

Second Schedule

49 Bury and Bolton Road, Radcliffe, Manchester, M26 4LF

Bury Metropolitan Borough Council hereby gives notice that the application for a certificate of lawfulness for the proposed development, operation or use described in the First Schedule and in respect of the land specified in the Second Schedule and outlined in red on the plan attached to the application has been **Refused** for the following reason:

- 1 The proposal, described in the First Schedule, is considered to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is **not** deemed to be 'Permitted Development' in that it fails to comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that the proposed rear single storey extension would not be solely within the curtilage of the dwellinghouse.
- 2 The proposal, described in the First Schedule, is considered to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is not deemed to be 'Permitted Development' in that it fails to comply with Schedule 2, Part 1, Class A (f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the proposed rear and side single storey extension would exceed the allowance of a 3m rear single storey extension from the original rear wall of the dwellinghouse.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is positioned above a dotted line.

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On behalf of the Council

Date of Decision: 28/04/2026