

# 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 Shariq Poonawala  
SPA  
Unsworth Moss Farm  
Simon Lane  
Middleton  
M24 4SH

**On Behalf Of:**

Mr Usman Choudhry  
271 Middleton Road  
Manchester  
M8 4LX

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**Application Number:** 69393

**Date of Registration:** 27/02/2023

**First Schedule**

Lawful development certificate for proposed erection of outbuilding for use as gym and storage areas

**Second Schedule**

271 Middleton Road, Manchester, M8 4LX

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 E.1(e.ii) of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that the height of the ridge of the roof would exceed 2.5 metres in height within 2 metres of the boundary of the curtilage.

**Applicant Plan Numbers:**

Signed:



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On behalf of the Council

**Date of Decision:** 18/04/2023