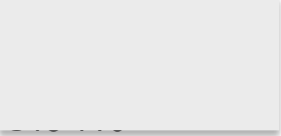


# Rotherham Metropolitan Borough Council

<b>Town and Country Planning Act 1990</b>	Reference RB2024/1086
	Decision Date 29 August 2024
	
Description and Location Application for Lawful Development Certificate re: Proposed alterations to roof, installation of dormer window to rear & 2 No. Velux windows to front at 55 Rosegarth Avenue Aston Rotherham.	

You are hereby notified that your application for a Lawful Development Certificate is **GRANTED** and that the proposed use/operation/matter described in the First Schedule in respect of the land specified in the Second Schedule, **is lawful** within the meaning of Section 192 of the Town and Country Planning Act, 1990 (as amended), for the following reason(s):-

Based on the evidence submitted, the proposal complies with the conditions and limitations set out in Schedule 2, Part 1, Classes B (Additions etc to the roof of a dwellinghouse) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

### **First Schedule**

- Elevations - Drawing No. D5 received 06 August 2024
- Roof plan – Drawing No. D3 received 06 August 2024

### **Second Schedule**

55 Rosegarth Avenue, Aston, S26 2DB

Please read the attached NOTES carefully.



N Hancock  
Head of Planning and Building Control

## NOTES

1. Where an application for a Lawful Development Certificate is refused (or where the Local Planning Authority modify the description of the use, operations or other matter in the application or substitute an alternative description for that description) the applicant may appeal to the Secretary of State in accordance with Section 195 of the Town and Country Planning Act 1990.
  - Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: **0303 444 5000**.
  - The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
  - The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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