Julian Townsend
Executive Director (Operations)
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Fax: 01773 841523
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr Dale Martin
53 Brenden Avenue
Somercotes
Alfreton
Derbyshire
DE55 4JD

Business Unit : **DEVELOPMENT CONTROL**
Our Ref : CM-AVA/2020/1243
Your Ref : 44269
Date : 21 January 2021
Ask For : Claire McLoughlin
Direct Dial : 01773 841367
Email : claire.mcloughlin@ambervalley.gov.uk

Dear Sir/Madam

Proposal **Certificate of lawful development for a single storey rear extension**
Location **53 Brenden Avenue Somercotes Alfreton**
Applicant **Mr Dale Martin**

AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTIONS 191 AND 192 (as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) 2015: ARTICLE 39

General Permitted Development Order 2015

CERTIFICATE
OF
PROPOSED LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 8 January 2021 the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposal extends beyond the rear wall of the original dwelling by more than 4 m. The proposal extends 4.7m from the rear of the original dwelling and does not comply with Part 1 Class A of the General Permitted Development Order.

Signed:



Julian Townsend
Executive Director (Operations)
Date 20 January 2021

First Schedule

Certificate of lawful development for a single storey rear extension

Second Schedule

53 Brenden Avenue Somercotes Alfreton

Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operations is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

This decision is based on the following submitted plans/documents:

Plan Type	Date Received
Elevations and floor plans	8 January 2021
Site layout Plan	8 January 2021