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 Jonathan Hodgins
31 Sherbourne Drive
Belper
Derbyshire
DE56 0FD

Catherine Shipham
Kings Chambers
34 Queen Street
Derby
DE1 3DS

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) ORDER 2015:

General Permitted Development Order 2015, Schedule 2, Part 1, Class A.

CERTIFICATE
OF
LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 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, is not lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

- The proposal is within 2 m of a boundary and exceeds the height of 3 m to the eaves. The proposal has a height to the eaves of 3.15 m and therefore does not comply with this condition set out Class A.

- The proposal projects more than 4 m from the rear of the original dwelling. The proposed rear extension projects 4.1 m from the rear of the original dwelling and therefore does not comply with this condition set out Class A.

Signed

Julian Townsend
Executive Director (Operations)
Date 18 August 2021

First Schedule

Certificate of lawful development for a proposed extension to dwelling house

Second Schedule

31 Sherbourne Drive Belper Derbyshire

Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).

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

Plan Type	Reference	Version	Date Received
Elevations and floor plans	EDS-741-03		24th June 2021
Site layout Plan	EDS-0741-04	Rev A	24th June 2021

31 Sherbourne Drive, Belper,
Derbyshire, DE56 0FD.

Site Location Plan @ 1:1250

