Simon Gladwin
Executive Director (Operations)
Development Management

Town Hall Ripley
Derbyshire DE5 3BT
Tel: 01773 570222 Fax: 01773 841523
Minicom: 01773 841490
E-Mail: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr N Stewart
32 Highwood Avenue
Belper
Derbyshire
DE56 1SP

Mr P Lingwood
17 Northam Drive
Ripley
Derbyshire
DE5 3SD

AMBER VALLEY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 192

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

CERTIFICATE
OF
EXISTING LAWFUL USE OR DEVELOPMENT

AVA/2022/0191
32 Highwood Avenue Belper Derbyshire DE56 1SP
Application for a Certificate of Lawful development for a proposed side and rear, ground floor extension.

The **Amber Valley Borough Council** hereby notify you that on 26.04.2022 the development 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 192 of the Town and Country Planning Act 1990 for the following reason:

Reason:

The proposal extends beyond a wall forming a side elevation and is to be attached to a previous side and rear extension, with alterations to the roof of the previous side extension. The proposed side extension creates a 'wrap around' extension and therefore the alterations including the previous extensions would extend to the side of the property and would exceed the width of the greater than half the width of the original dwelling house. The proposal therefore fails to comply with Schedule 2, Part 1, Class A (A.1 J, iii) of the General Permitted Development Order 2015 (as amended).

Attention is drawn to the attached notes:

Notes

It should be noted that whilst not applied for under this certificate of lawful development, alterations proposed to the existing porch roof would result in the overall height of the porch exceeding 3 m in height as the proposed height shown on the plans submitted is 4 m and therefore would not comply with Schedule 2, Part 1, Class D of the General Permitted Development Order 2015 (as amended).

S Gladwin

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Executive Director (Operations)
Date 26 April 2022

First Schedule

Application for a Certificate of Lawful development for a proposed side and rear, ground floor extension.

Second Schedule

32 Highwood Avenue Belper Derbyshire DE56 1SP

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to issue a Certificate of Existing Lawful Use or Development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 191/192 of the Town and Country Planning Act 1990.

Notes

1. This certificate is issued solely for the purpose of section 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			10th March 2022
Proposed Block Plan			10th March 2022

Streetwise

Map data

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 435948, 346449



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