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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, B, D & E.

CERTIFICATE OF LAWFUL DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 15th June 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 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

- A check into planning history of the site has shown a two-storey rear extension which was permitted in 1977 (AVA/677/5210) which created a lounge and bedroom extension which projected approximately 10.5 m from the rear of the existing dwelling. This application has been implemented and the proposed extension is to be constructed on to the rear of the two-storey rear extension.

  The proposed TV room extension projects 4 m from the rear of the existing extension to the dwelling but would project approximately 14.5 m from the rear of the **original** dwelling. The proposed cinema room therefore does not comply with Class A.1 (f) (i) and therefore this element of the proposal does not constitute permitted development.

  Additionally, the applicant is advised whilst the proposed cinema room dimensions fall within the parameters of permitted development, it appears likely that works to the land levels may require significant alteration that could require planning permission.

Signed



Simon Gladwin
Executive Director (Operations)
Date

First Schedule

Application for a Lawful Development Certificate for proposed extensions

Second Schedule

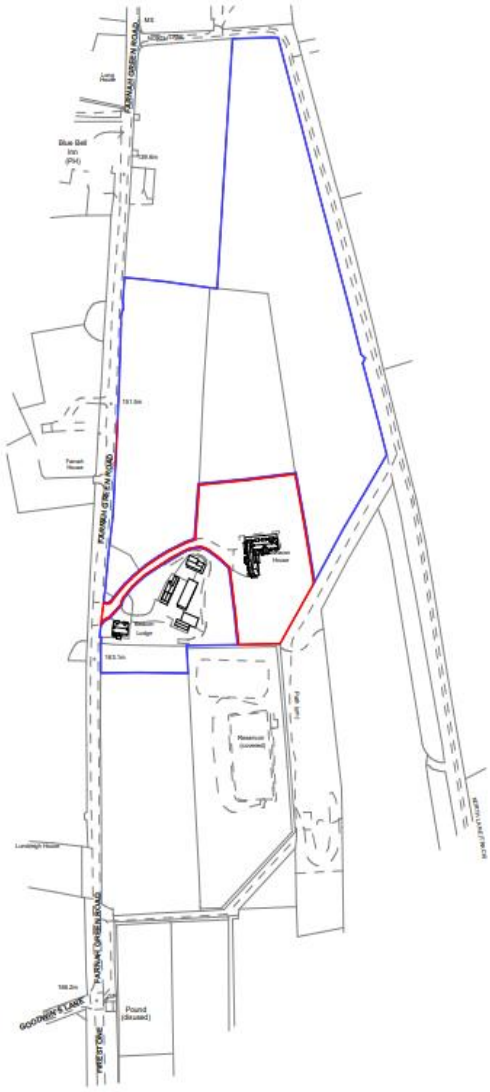
Quarry View Farnah Green Belper

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
Proposed Elevations and Layouts	22/730/PD04		15th June 2022
Site layout Plan	22/730/PD02		15th June 2022
Volume Calculations	22/730/PD01		15th June 2022
Proposed Ground and First Floor Plans	22/730/PD03		15th June 2022



Existing Location Plan