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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 30th September 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:

- The height of the eaves exceeds the height to the eaves of the original dwelling. The elevation drawings submitted do not show a high level of detail regarding the proposed side extension. A box is shown to the side of the proposed principal elevation which is presumed to be a flat roof extension. The height of the eaves of the proposed exceeds the eaves height of the original dwelling. The extension therefore does not comply with Schedule 2, Part 1 Class A (A1 d) of the General Permitted Development Order 2015.

  It should be noted that there are concerns that the possible works to the land levels and the engineering works required for the proposed extension could require planning permission to construct the proposed development.

  No information regarding the materials proposed to the extension has been submitted with the application, however, the applicant should be aware that to fall within permitted

development, the materials proposed should match the materials used in the construction of the existing dwelling.

- The proposed outbuilding building is to provide an indoor swimming pool and storage; however, no detailed floor plans have been submitted showing the use of the internal space of the building with this application. The proposed pool building is of a significant footprint, measuring approximately 16.6 m x 20.4 m. Comparing the size of the building to the dwelling and the lack of information regarding use it is unclear if the building would be incidental and ancillary to the existing dwelling.

Signed



Simon Gladwin
Executive Director (Operations)
Date

First Schedule

Application for a Lawful Development Certificate for proposed permitted development proposal incorporating class A, B, D and E to extend the existing house.

Second Schedule

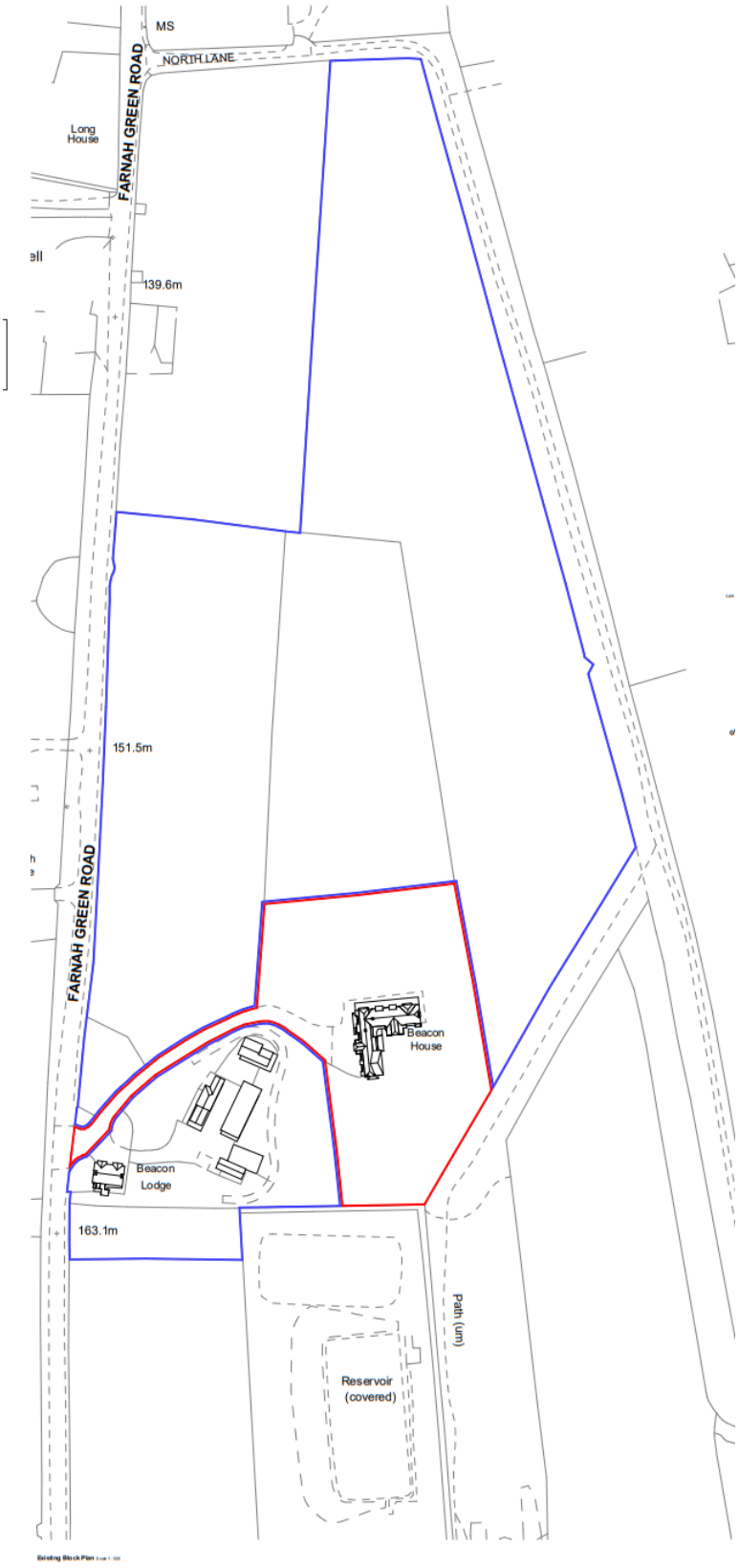
Quarry View Farnah Green Belper

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 Loft	22/730/PD04	Rev A	30th September 2022
Proposed Ground and First Floor Plan	22/730/PD03	Rev A	30th September 2022
Site Plan	22/730/PD02	Rev A	30th September 2022
Proposed North Elevation	22/730/PD05	Rev A	30th September 2022


MS
NORTH LANE
FARNAH GREEN ROAD
Long House
139.6m
151.5m
FARNAH GREEN ROAD
Beacon House
Beacon Lodge
163.1m
Path (um)
Reservoir (covered)