Simon Gladwin
Executive Director (Operations)
Development Management

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Chevin Homes Ltd
44 Friar Gate
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DE1 1DA

Our Ref : ANNEA-AVA/2023/0382
Your Ref : 6338
Date : 7 June 2023
Ask For : Anne Arkle
Direct Dial : 01773 841505
Email : anne.arkle@ambervalley.gov.uk

Dear Sir/Madam

Proposal	**Non material amendment to AVA/2022/0398 for the enlargement of ground floor single storey family room**
Location	**Broadway House Land Adj 58 Broadway Broadway**
Applicant	**Chevin Homes Ltd 44 Friar Gate Derby DE1 1DA**

Your application was registered as vaild on 19th May 2023.

In pursuance of their powers under the Town and Country Planning Act 1990 and Town and Country Planning (General Permitted Development Procedure) Order 1995 as amended, Amber Valley Borough Council, as Local Planning Authority, hereby **REFUSES** permission for a Non-Material Amendment for the development as described in your application and on the plans and drawings attached thereto.

Within the context of the overall development, given the size and position of the proposed enlargement of the family room, the enlargement of the ground floor of the dwelling would result in changes to the approved scheme which would are beyond what can reasonably be considered to constitute a non-material amendment.

It is considered that planning permission would be required for this change.

I trust this information is of use.

Yours faithfully

S Gladwin

Simon Gladwin
Executive Director (Operations)