Simon Gladwin
Executive Director (Operations)
Development Management

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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 E.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The **Amber Valley Borough Council** hereby certify that on 18th July 2023 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 reason:

The proposal would not fall within Class E of the General Permitted Development Order 2015 (as amended) as it is considered that the land on which the building is situated is not on land within the domestic curtilage of the dwelling, Woodside Cottage. Planning permission is therefore required for the change of use and proposed development.

Signed

S Gladwin

Simon Gladwin
Executive Director (Operations)

31 August 2023

Date

First Schedule

Application for a Lawful Development Certificate for proposed construction of walls/roof to form ancillary accommodation (attached to existing domestic garage) and formation of patio on different levels.

Second Schedule

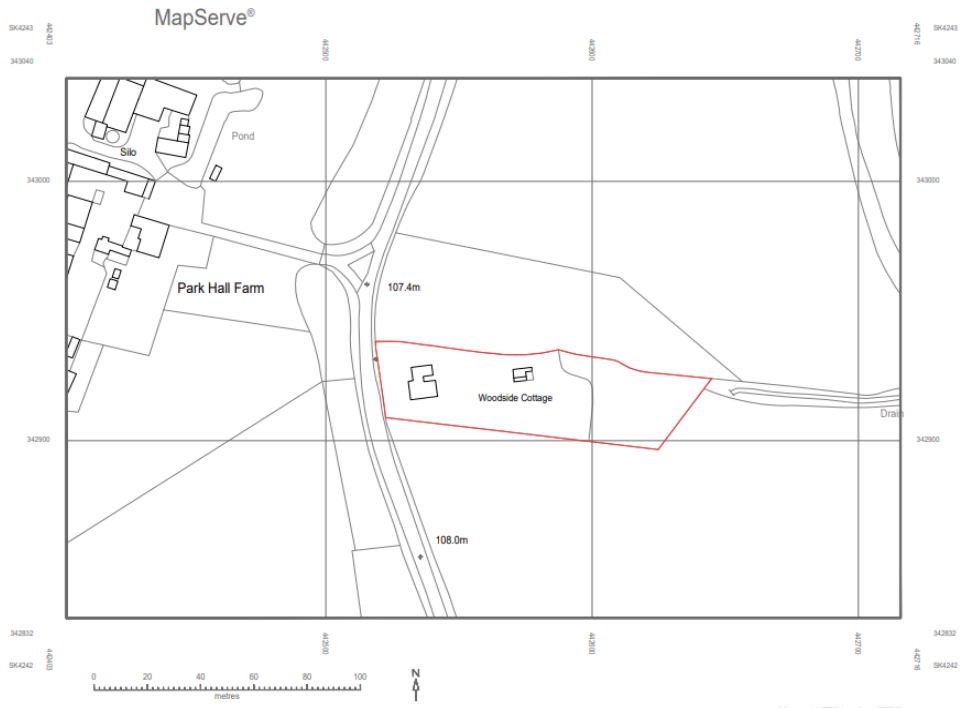
Woodside Cottage Park Hall Lane Mapperley

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	002		18th July 2023
Proposed Plans	001		18th July 2023
Proposed Elevations including levels	002		18th July 2023
Proposed Site Plan Including levels	001		18th July 2023



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Client:	DAVID & DIANA SMITH
Project:	SUMMER HOUSE AND FORMATION OF PATIO
Address:	WOODSIDE COTTAGE, PARK HALL LANE, MAPPERLEY, DE7 6DA
Drawing:	SITE LOCATION PLAN
Dwg No: 003	Date: 07.07.2023
Scale: 1:1250	Paper size: A3
RIBA Stage:	3

Please Note:

Drawings up to RIBA Work Stage 4 are not sufficiently detailed for construction

DO NOT SCALE DRAWING

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