03 November 2025

Amber Valley Borough Council
Town Hall
Market Place
Ripley
DE5 3BT

Dear Sir/Madam,

Re: Application for Lawful Development Certificate – Proposed Detached Outbuilding and Parking Area, 8 Burland Green Lane, Weston Underwood, Derbyshire DE6 4PF

We respectfully submit this application seeking a Certificate of Lawfulness for the proposed erection of a single storey detached outbuilding, together with an adjoining parking area. The outbuilding is intended to accommodate a small indoor swimming pool for family leisure and wellbeing, incidental to the enjoyment of the existing dwellinghouse.

A Certificate of Lawfulness for a similar outbuilding was previously granted under application reference KATJAG-AVA/2025/0286. Following further consideration, we are now seeking approval for a revised layout which includes a parking area to improve access. This change has been made to ensure that family members with mobility restrictions (Blue Badge holders) can safely and comfortably access the facility. The overall design, scale and use of the building remain unchanged from the previously approved scheme.

Compliance with Permitted Development Legislation

This proposal has been prepared in full accordance with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which permits the erection of buildings required for a purpose incidental to the enjoyment of a dwellinghouse.

The proposed structure:

* Lies entirely within the curtilage of the existing dwelling;
* Is not forward of the principal elevation;
* Is single-storey, with a flat roof not exceeding 3 meters in height and eaves below 2.5 meters;
* Occupies well under 50 per cent of the domestic curtilage;
* Includes no veranda, balcony, or raised platform; and
* The host dwelling is neither listed nor built under Part 20.

Accordingly, the proposal satisfies all the criteria under Class E.1 (a-i) and therefore qualifies as permitted development.

Purpose and Use

The outbuilding will not be used as separate living accommodation. Its use is purely for private leisure and wellbeing by members of the household, including swimming, light exercise, and relaxation, activities that are recognised as incidental to the enjoyment of the dwellinghouse under Class E.4 of the GPDO.

Accessibility and Highways Considerations

A modest level parking area has been incorporated to provide safe and convenient access for family members with mobility restrictions (Blue Badge holders). This ensures inclusive design and equitable access, consistent with the Equality Act 2010 and Approved Document M of the Building Regulations 2010.

Following consultation with the Senior Transport Planner at Derbyshire County Council, the proposed parking layout has been designed in accordance with Manual for Streets (DfT 2007) and the Derbyshire Highways Design Guide. The inclusion of a designated parking area will also help to reduce informal verge parking within the existing passing place, thereby improving local highway safety.

Conclusion

The proposal represents a modest and lawful development that accords fully with the General Permitted Development Order, improves accessibility and safety, and supports the health and wellbeing of the household.

As the outbuilding and associated parking area are clearly incidental to the enjoyment of the dwellinghouse, we respectfully request that Amber Valley Borough Council grants a Certificate of Lawfulness for the proposed works.

Should any further information be required, please do not hesitate to contact us directly.

Yours faithfully,

Keith & Victoria Edmondson
8 Burland Green Lane
Weston Underwood, Derbyshire DE6 4PF