DEVELOPMENT SERVICES
Town Hall Ripley
Derbyshire DE5 3BT
Tel: 01773 570222 Fax: 01773 841523
Minicom: 01773 841490
E-Mail: development@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Golden Valley Farm

Address Line 1

Golden Valley

Address Line 2

Horsley Woodhouse

Address Line 3

Derbyshire

Town/city

Ilkeston

Postcode

DE7 6BA

Description of site location must be completed if postcode is not known:

Easting (x)

438886

Northing (y)

344586

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Simon and Tracey

Surname

Denneny

Company Name

Address

Address line 1

Golden Valley Farm

Address line 2

Golden Valley

Address line 3

Horsely Woodhouse

Town/City

Ilkeston

County

Derbyshire

Country

Postcode

DE7 6BA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Martin

Surname

Tucker

Company Name

Martin Tucker Ltd

Address

Address line 1

Low Leas Barns

Address line 2

Low Leas

Address line 3

Riber

Town/City

Matlock

County

Country

Postcode

DE4 5JR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

This has a prior Lawful Development Certificate AVA/2025/0808, however our clients wish to maximize the potential as it is not quite providing what is required. This submission is for the removal of an existing oak framed garden room attached to the East end of the original form of the host dwelling, that currently projects to the East 3.0m and is 4.1m deep North to South and 4.4m high from the floor to ridge. We propose to replace this with a contemporary flat roof structure, with a glazed South and East elevation with a glazed link to the North abutment, which will fit within the PD guidelines. The host dwelling pre 1946 is 9.09m wide and we propose to extend to the East 4.5m maximum, 50% of the current width. It does not project beyond the rear South or the front North with an overall roof height from the ground no greater than 3.0m.

The extension will be deliberately simple visually and will match in material choices.

The current structure is impractical with too much glass to the North elevation and restricted internally, so this will simply be a slightly larger and better form to make the ground floor function better, incorporating a utility room and open plan arrangement to create more light to the existing internal kitchen.

It will be constructed in brick with aluminum glazing details.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The extension replaces the existing and is attached solely to the existing and original portion of the host dwelling on this East elevation. It does not lap onto any other extensions previously permitted and so complies with the Permitted Development criterion.
Structure: Must be single-storey.
Width: Maximum width of the extension must not exceed half the width of the original house. - Complies
Height: Maximum height is 4m for a pitched roof and 3.0m from a flat roof from the ground. - Complies
Boundary: If within 2m of a boundary, the eaves cannot exceed 3m in height. - Not applicable
Location: Cannot be on designated land (e.g., Conservation Area, AONB) or Article 2(3) land. - Not applicable
Position: Cannot extend beyond the principal elevation (front) of the house if it faces a road. - Complies
Materials: Must have a similar appearance to the existing house. - Complies

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

The existing dwelling has had several Planning Approvals over the years including a south elevation lounge extension that was granted under Permitted Development.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☑ Permanent
- ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

It is attached to the original East elevation of the host dwelling pre dating 1946. It is 4.5m wide and is no greater than 50% of the width of the existing host dwelling which is 9.09m and prior to any later extensions approved.

It is no greater than 3.0m in height for a flat roof structure and is only attached to the side with no overlap of any other structures.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ○ Yes
- ☑ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ☑ The applicant
- ○ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ○ Yes
- ☑ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Martin Tucker

Date

05/03/2026