DEVELOPMENT SERVICES
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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: 31

Suffix:

Property Name:

Address Line 1: Ecclesbourne Meadows

Address Line 2: Duffield

Address Line 3: Derbyshire

Town/city: Belper

Postcode: DE56 4HH

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

Easting (x): 433715

Northing (y): 343750

Description:

Applicant Details

Name/Company

Title

Mr

First name

Dan

Surname

Webb

Company Name

Address

Address line 1

31 Ecclesbourne Meadows

Address line 2

Duffield

Address line 3

Town/City

Belper

County

Derbyshire

Country

Postcode

DE56 4HH

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

First name

Oliver

Surname

Lowe

Company Name

Guy Taylor Associates

Address

Address line 1

Cumberhills Road

Address line 2

Duffield

Address line 3

Town/City

Belper

County

Country

GB

Postcode

DE56 4HA

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)

The proposal comprises the construction of a single-storey rear extension to an existing three-storey dwellinghouse.

The extension is to be positioned to the rear of the existing property and is intended to provide additional domestic accommodation ancillary to the main dwelling. The proposed works fall within the dimensional limitations for permitted development in respect of scale, height, depth and overall massing.

The works will not create or alter any vehicular or pedestrian access to the site. No new street is proposed. No significant alteration to the existing site layout is proposed beyond the footprint of the rear extension.

Any associated external hardstanding or paving will be limited to local making-good around the new extension and will be finished to tie in with the existing rear garden arrangement. Existing boundary treatments and means of enclosure are to remain unchanged unless minor making-good is required as part of the works.

Surface water from the proposed extension will be drained to the existing surface water drainage system where practicable, subject to confirmation on site. Foul drainage arrangements are not expected to be materially altered unless required by the internal layout.

The precise siting, footprint and dimensions of the proposed rear extension are shown on the submitted plans.

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 has been designed to fall within the relevant permitted development allowances for residential dwellinghouses, including its siting to the rear of the property and its overall size, scale, height and massing. The proposal is therefore considered to constitute permitted development under the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order, subject to the applicable limitations and conditions.

The works shown on the submitted plans are limited to a single-storey rear extension, associated internal alterations, structural openings, rainwater goods and drainage connections. No change of use is proposed, no new access is created, no separate residential unit is formed, and the existing dwellinghouse remains in use as a single private residence.

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

812.1513.1-(20)101_B1 Proposed GA Floor Plans
812.1513.1-(21)101_B2 Proposed GA Section A-A

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?

A Lawful Development Certificate should be granted as the proposed works constitute permitted development for a residential dwellinghouse.

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

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

Guy Taylor

Date

08/06/2026