Lawful Development Certificate for Proposed Development

103 High Street, Alfreton, DE55 7DP

Application type: Lawful Development Certificate for Proposed Development
Site: 103 High Street, Alfreton, DE55 7DP
Proposal: Installation of 2 rear ground-floor windows to the existing Class E commercial premises
Relevant permitted development right: Schedule 2, Part 7, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015

1. Introduction

This statement supports an application for a Lawful Development Certificate for Proposed Development.

The proposal is to install 2 new windows at ground-floor level on the rear elevation of the existing commercial premises at 103 High Street, Alfreton.

The purpose of the windows is to improve natural light and ventilation to the rear part of the commercial unit so the space is more practical and usable for commercial/business purposes.

No change of use is proposed as part of this application.

2. Existing Use

The property is an existing commercial premises understood to fall within Class E commercial, business and service use. The works relate only to the ground-floor commercial premises.

3. Proposed Works

The proposal is limited to the installation of 2 new windows on the rear ground-floor elevation.

The proposed windows would:

- be located at ground-floor level only;
- be installed on the rear elevation of the building;
- serve the existing commercial premises;

- improve natural light and ventilation to the rear commercial accommodation;
- not affect the front elevation or shopfront;
- not be visible from the main High Street frontage;
- not create any extension to the building;
- not create a new external door or highway access;
- not change the use of the property.

The works are small rear alterations to the existing commercial premises.

4. Permitted Development Position

The proposal is considered to fall within Schedule 2, Part 7, Class A of the GPDO 2015.

Class A allows alterations to commercial, business and service premises, subject to the relevant limits and conditions.

The proposed works comply because they are ground-floor alterations to an existing Class E commercial premises and would be used as part of that commercial premises.

5. Conclusion

The proposed rear ground-floor windows are modest and practical alterations to the existing commercial unit.

They would improve the natural light, ventilation and usability of the rear part of the premises for commercial/business use.

The works would not affect the shopfront, would not be visible from the main road frontage, would not create an extension, and would not change the use of the property.

For these reasons, the applicant respectfully asks Amber Valley District Council to confirm that the proposed works are lawful under permitted development rights and to issue a Lawful Development Certificate for Proposed Development.