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

Suffix

Property Name

Doun Lodge

Address Line 1

Horsley Road

Address Line 2

Horsley

Address Line 3

Derbyshire

Town/city

Derby

Postcode

DE21 5BR

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

Easting (x)

437586

Northing (y)

344539

Description

Residential dwellinghouse (Doun Lodge) located on Horsley Road.

Applicant Details

Name/Company

Title

First name

Charles

Surname

Nash

Company Name

Address

Address line 1

Doun Lodge Horsley Road

Address line 2

Horsley

Address line 3

Town/City

Derby

County

Derbyshire

Country

Postcode

DE21 5BR

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

Daniel

Surname

Rodriguez

Company Name

Octopus Energy Services

Address

Address line 1

Neptune Square

Address line 2

Block C, Floor 3

Address line 3

Town/City

Brighton

County

Country

GB

Postcode

BN2 0AT

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?

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Has the proposal been started?

◯ Yes
⊘ 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

Doun Lodge is an established, unencumbered single residential dwellinghouse (Class C3) that has been continuously used as such for well over 4 years. The host building is long-standing and lawful in its construction and residential use.

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

Heritage Statement

Design and Access Statement

Site Location Plan and Block Plan

Roof Layout / Elevation Plans (showing 16 solar panels on the west-facing roof slope)

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

- [x] Permanent
- [ ] Temporary

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

The proposed installation of 16 solar PV panels constitutes Permitted Development under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The equipment will be installed on a west-facing roof slope of a domestic dwelling within the Horsley Conservation Area. The panels will project no more than 0.2m beyond the plane of the roof slope, will not be installed on a roof slope or wall facing a highway, and will not exceed the highest part of the existing roof. Furthermore, the panels are completely screened from the main public street, preserving the visual amenity and historic character of the Conservation Area.

Site Visit

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

- [x] Yes
- [ ] No

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

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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

Andrew Butt

Date

07/08/2026