

25th September 2019

Planning Department
South Derbyshire District Council,
Civic Offices,
Civic Way,
Swadlincote,
Derbyshire,
DE11 0AH

Dear Sir/Madam,

Demolition of outbuilding, The Gables, Etwall

Please find attached a prior notification relating to the proposed demolition of the above building.

The application site consists of a domestic outbuilding within the rear garden of The Gables, Etwall. The site lies within the Etwall Conservation Area.

The applicant wishes to demolish the building to create a larger parking and turning area.

Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) authorises the demolition of any building provided that:

- the building has not been rendered unsafe through the action or inaction of the owner;
- where the building lies within a conservation area it has a volume of less than 115m³; and
- the building is not in A4 use.

The building is not unsafe and is not in A4 use. Although the building lies within the Etwall Conservation Area, it has a volume of 68.94m³ as established by measurement on site. The proposed demolition therefore constitutes development permitted by Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

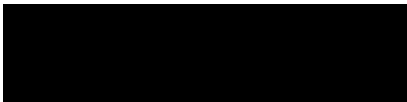
Condition B.2 (b)(i) of Class B requires that *“the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site”*.

In terms of the method of demolition, the structures will be carefully demolished outside of the bird nesting season using reasonable avoidance measures to avoid any ecological impact. The bricks and tiles are to be retained and will be re-used around the property where possible.

The site of the building will be incorporated into the garden and parking/turning area. The wall across the site boundary will be retained.

I trust that the above is acceptable. However, please do not hesitate to contact me if you require any additional information.

Yours faithfully



Jon Imber MRTPI