



Applicant:

Ref. No. DMOT/2019/0962
Made valid on: 22 August 2019

DECISION NOTICE

Description and location of proposal: Application for approval of details required by condition 3 attached to the planning permission ref. 9/2019/0548 (relating to the demolition of the existing garage and the erection of two storey and single storey extensions and external alterations) at 53 Main Street, Etwall, Derby, DE65 6LP

Decision made: In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that the following plans/drawings/documents are **Approved**:

Condition 3 (materials): Drawing no. 07 entitled 'Condition 3 – Elevation – Materials', received on 21st August 2019.

You are advised of the following matters:

- a. This approval relates to the prior approval requirements of the aforementioned conditions. It does not discharge any requirements specified in the condition(s) which require subsequent compliance with the approved plans/documents/details or timing thereof, nor does it infer approval of details submitted pursuant to other conditions subject of the same or a concurrent application where no decision has yet been made.

Changes in intention: any deviation from the approved plans/drawings and/or details should be discussed with the Local Planning Authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application to amend the proposals or secure a revised permission may be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

Scope of this decision: this is a planning decision notice which, unless expressly applied for and stated in the description of development above, conveys no decision of associated planning consent (such as listed building or advertisement consent); nor does it convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under Civil Law. In particular the necessary approval under the Building Regulations and the Public Health Acts must be obtained before the carrying out of building works. Where the adopted highway, including verges and pavements, is to be altered, the Local Highway Authority (Derbyshire County Council) should be contacted to establish its requirements.

Enquiries: Any correspondence or enquiries concerning this decision should be sent to planning@southderbyshire.gov.uk quoting the above reference number.

Tony Sylvester

Authorised Officer of the Council

Date: 16 October 2019