
Delegated report Officer: Tony Burdett

Application ref. DMPN/2019/1002

Certificate of Lawfulness for proposed creation of a loft conversion at 58 Thames Way, Hilton, Derby, DE65 5NB

Valid date: 29/08/2019

Consults expired: 10/10/2019

EIA development?

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/1290/917 & 2004/1249 - Permitted Development rights intact

Responses to consultations and publicity

None

Relevant policy, guidance and/or legislation

Relevant Legislation

Section 192 of the Town and Country Planning Act 1990

Schedule 2 Part 1 Class C of the General Permitted Development Order 2015 (GPDO)

National Guidance

Planning Practice Guidance (PPG)

Planning considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is:

Whether the proposal satisfies the relevant criteria for 'permitted development' specified in the GPDO.

Planning assessment

The internal works are excluded from the definition of development by the primary legislation.

Externally, development consists of the insertion of three rooflights, which is permitted by Part 1 Class C of the GPDO. The plans show the rooflights to be flush fitting.

Recommendation

Permitted Development

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and

Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	15/10/2019
Report agreed:	23/10/2019
Authorised officer:	Richard Stewart
