



South Derbyshire District Council

Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH
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Mr Steve Bennett
Apex Building Consultancy Limited
34 Farnworth Road
Mickleover
Derby
DE3 0ER

Applicant:
Mrs P Latham
Weston Fields Farm
Swarkestone Road
Weston On Trent
Derby
DE72 2DA

Reg. No. 9/2016/0022

Local Government Act 1972
Town and Country Planning Act 1990

GRANT OF PRIOR APPROVAL

In exercise of its powers as the Local Planning Authority under the above Acts and Schedule 2 Part 1 A.4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended); the Council hereby gives notice that prior approval for **PROPOSED SINGLE STOREY REAR EXTENSION, WITH EAVES OF 2.21 METRES AND MAXIMUM HEIGHT OF 3.91 METRES EXTENDING 6.627 METRES FROM THE REAR WALL AT WESTON FIELDS FARM, SWARKESTONE ROAD, WESTON ON TRENT, DERBY** as shown and described in the deposited details is hereby GRANTED.

The following conditions imposed under Schedule 2 Part 1 A.4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) apply:

1. The development shall be completed on or before 30 May 2016.
2. The developer shall notify the Council of the completion of the development as soon as reasonably practicable after completion. This notification shall be in writing and include:
 - a. the name of the developer;
 - b. the address or location of the development; and
 - c. the date of completion.

Informative: You are advised:

- i. This is a decision under the Prior Notification procedure applicable to Schedule 2 Part 1 A.1(ea) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) only. IT DOES NOT CONFIRM COMPLIANCE WITH THE REMAINING LIMITATIONS AND CONDITIONS SET OUT UNDER Schedule 2 Part 1 A.1, A.2 and A.3. Should you wish to proceed with the proposed development you must ensure that your proposal conforms to

the remaining limitations and conditions. You may wish to seek a Lawful Development Certificate from the Local Planning Authority for such confirmation. Development is permitted subject to the following condition:

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- ii. The applicant is advised that for the avoidance of doubt this decision relates to the dimensions of the extension shown on the drawings accompanying the notification.

Authorised Officer of the Council

Date: 17 February 2016

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES



NOTES

WARNING: This is a planning decision notice. It conveys no approval under any other legislation and does not override or supersede or negate that legislation or the need to comply with restrictive covenants under the 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 highway, including pavement crossing, is to be altered, the Local Highway Authority (01629 580000) should be consulted for its requirements.

Purchase Notices: If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of The Town and Country Planning Act 1990.

BREACH OF CONDITIONS: Once the permission has been implemented, carrying on the development in breach of any of the conditions imposed by The Town and County Planning (General Permitted Development) Order 1995 (as amended) becomes a prosecutable offence. Therefore you are advised to take careful note of each condition with a view to compliance.

INACCURATE PLANS: If the submitted plans or other information contained in the application referred to in this Notice prove to be inaccurate, the development could be rendered impracticable and any prior approval be made invalid. A further application will be required.

CHANGES IN INTENTION: Any intended variation from the approved details should be notified to the Council well in advance: a further permission, approval or consent may be necessary. Unauthorised variations may result in enforcement proceedings.

FURTHER INFORMATION: If you have any questions about this notice, please contact Support Services Planning Administration, direct dial (01283) 228706 of the Planning Services Department, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.