



South Derbyshire District Council

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Mickleover
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Applicant:
Dr Rowan Chamberlain
18 Sandpiper Lane Mickleover
Derby
DE3 0UU

Reg No. 9/2015/1154

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192
(as amended by section 10 of the Planning and Compensation Act 1991)

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010 ARTICLE 35

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

South Derbyshire District Council hereby certifies that on 07/12/2015 the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate was/were lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

On the balance of probability and on the basis of the evidence presented; by virtue of Article 3 Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposed works would fall as the enlargement of the dwellinghouse, the enlargement not projecting beyond the original rear wall by more than 4m, with an eaves height of less than 3m and a maximum height (in regards its ridge) of less than 4m, using similar materials to the existing. The rooflights additionally have been designed as to not project above the plane of the roof, into which they are to be fitted, by more than 150mm.

Authorised Officer of the Council

Date: 29/01/2016

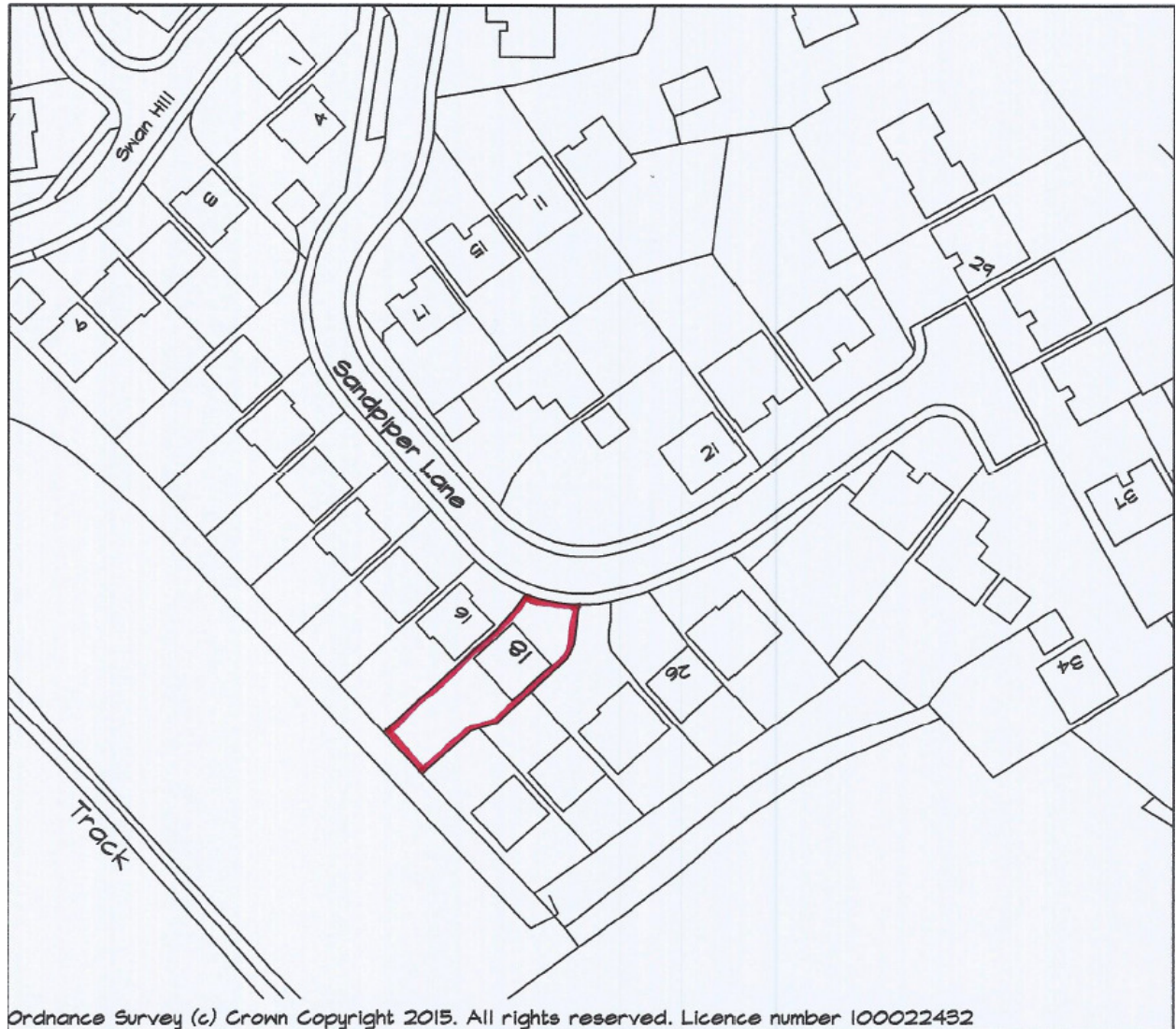
YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

FIRST SCHEDULE

CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY EXTENSION
TO THE REAR

SECOND SCHEDULE

18 SANDPIPER LANE, MICKLEOVER, DERBY.



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Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was/were/would have been lawful, on the specified date and, thus, was not/were not/would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is/are materially different from that/those described or which relate/s to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.