

Town and Country Planning Act 1990: SECTION 192, AS AMENDED BY SECTION 10 OF THE PLANNING & COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

MC Architecture + Design Ltd
31 South Mossley Hill Road
Mossley Hill
LIVERPOOL L19 3PY
FAO Mr Mike Crewdson

APPLICATION REFERENCE: 4/20/2349/0E1

LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED SINGLE STOREY REAR EXTENSION

18 DENT ROAD, WHITEHAVEN

Ms H Mather

The Local Planning Authority hereby CERTIFY that on 04TH November 2020 the proposed development described in the First Schedule hereto in respect of the land specified in the Second Schedule was lawful within the meaning of Section 192 of the Town and County Planning Act 1990 (as amended), for the following reasons:

Based on the information submitted as part of this application the proposal single storey rear extension falls within permitted development rights set out within the Town and Country Planning (General Permitted Development) Order 2015, due to the following:

- The total area of ground covered by building within the curtilage of the dwelling house would not exceed 50% of the total area of the curtilage;
- The development would not exceed the height of the highest part of the roof of the existing dwelling house;
- The development would not exceed the height of the highest part of the roof of the existing dwelling house;
- The development would not extend beyond the wall which forms the principal elevation or side elevation of the original dwelling house or front a highway;
- The development is single storey and will only extend 3 metres from the rear wall of the original dwelling house;
- The development would not exceed 4 metres in height;
- The eaves height would not exceed 3 metres in height within 2 metres of the boundary;

- The development is not located within a conservation area;
- The proposed works do not consist of or include the construction or provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a micro antenna, chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwelling.

A handwritten signature in black ink, appearing to read "N. S. Hayman", with a stylized flourish at the end.

PP Pat Graham
Chief Executive

04th November 2020

FIRST SCHEDULE: Lawful Development Certificate for the proposed development of a rear single storey extension.

SECOND SCHEDULE: 18 DENT ROAD, WHITEHAVEN

NOTES

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as Amended)

2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not 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 described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.