High Peak Borough Council

working for our community

Mrs Emma Hall
Plans and Design
18 Eccles Road
Chapel-En-Le-Frith,
High Peak
SK23 9RG

Mr & Mrs Lomas
9 Greenhurst,
Ferndale Avenue,
Peak Dale,
Derbyshire,
SK17 8AZ

Application no: HPK/2023/0155

Determined on: 04/08/2023

Town and Country Planning Act 1990 Section 192
(As amended by Section10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

High Peak Borough Council hereby approves to certify that on 20/04/2023 the *Single Storey Rear Extension* specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed single storey rear extension, has been found to comply with all relevant parameters under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, does not require planning permission, and is thus lawful.

FIRST SCHEDULE
Lawful development certificate for a proposed Single Storey Rear Extension

SECOND SCHEDULE
9 Greenhurst, Ferndale Avenue, Peak Dale, Derbyshire, SK17 8AZ

X

Signed by: Jane Colley Signature
On behalf of High Peak Borough Council

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262

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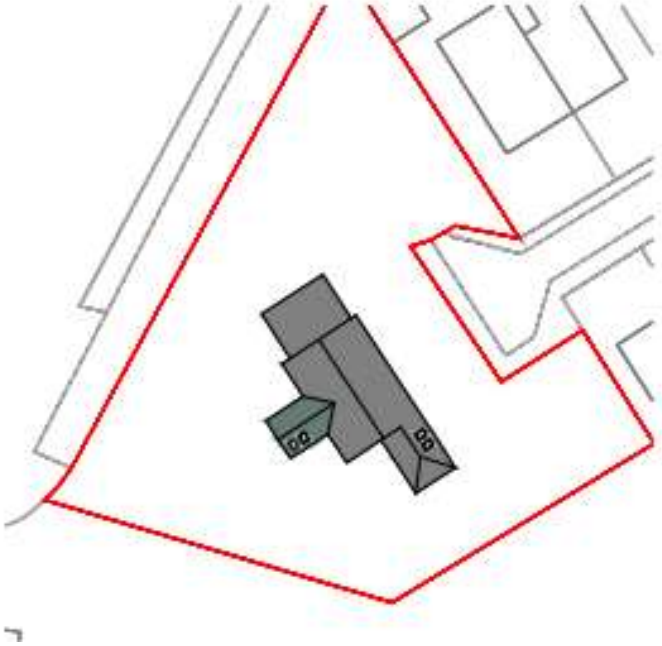
LOCATION PLAN 1:1250



SITE PLAN 1:200



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NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

   (a) the refusal to issue a certificate under Section 192 of the Act; or

   (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

   Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

1. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

   - a copy of your original application
   - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
   - a map of the site
   - copies of all plans, drawings and documents you sent to the local planning authority
   - copies of any letters or emails from the local planning authority
   - any other documents that directly support your appeal

   If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

   - dated photographs of the site
   - letters from neighbours
   - receipts or invoices for work
   - plans and drawings

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