

2nd August 2022

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**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015. SCHEDULE 2, PART 1, CLASS A, 1(g)**

In pursuance of their powers under the above mentioned Act, the Local Planning Authority **HEREBY CONFIRM** that their **PRIOR APPROVAL IS NOT REQUIRED** for the development described in the First Schedule to this notice in respect of the land specified in the Second Schedule to this notice and in accordance with the information submitted by the developer.

Application Number: 22/00578/PDE
Date Application Valid: 15.06.2022
First Schedule: Application to determine if prior approval is required for a single-storey rear extension
Second Schedule: 5 Colwell Avenue

Reason(s) for prior approval not being required:

The development as described within the application forms and the following drawings:

Proposed Site / Block Plan DrNo. 6779-W-100 Rev A

Proposed Ground Floor Plan DrNo. 6779-W-201 Rev A

Proposed Elevations DrNo. 6779-W-701 Rev A

would constitute permitted development, as the works comply with the limitations of the development described as permitted development within Schedule 2, Part 1, Class A(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development has been assessed in line with the conditions of paragraph A.4 of the order and prior approval is not required.

Informative:

1. This written notice indicates that the proposed development would comply with condition A.1 (g) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by the Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019.

2. This written notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you will need to submit an application to the local planning authority for a Lawful Development Certificate.

3. Condition A.4 of Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) Order 2015 requires that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

4. Your attention is drawn to the requirements of the Building Regulations, which will be required as a separate consent to this planning decision. You are strongly advised to contact the Building Control Partnership 01453 754871.



Jon Bishop – Planning & Development Control Manager

Date of decision: 2nd August 2022