

BROMSGROVE DISTRICT COUNCIL

Mrs Carly Caldicott
23 Woodbank drive
Catshill
Bromsgrove
Worcestershire
B610hg
United Kingdom

Approval of Certificate of Lawfulness for a Proposed Use or Development

APPLICATION REFERENCE:	23/00739/CPL
FIRST SCHEDULE:	Single storey side/rear extension.
SECOND SCHEDULE:	23 Woodbank Drive, Catshill, Worcestershire, B61 0HG
DECISION DATE:	5th October 2023

Bromsgrove District Council **HEREBY CERTIFIES** that on **4th October 2023** the operations described in the First Schedule hereto, in respect of the land specified in the Second Schedule hereto and edged in black and 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:

Reason

The property is a detached dwelling in a residential area. The proposed development is a single storey side/rear extension to project a maximum depth of 4 metres from the rear elevation of the garage. The proposal benefits from permitted development under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore Planning Permission is not required .

The Certificate of Lawfulness can be granted as per the following plans:
DRAWING No. 220704 A101c
Location Plan Dated 04/10/2023

Approval is subject to the condition that:
Materials used must be of similar appearance to those used in the construction of the existing building.



Ruth Bamford
Head of Planning, Regeneration and Leisure Services

Notes

- 1) This certificate is issued solely for the purpose of section 192 of The Town & Country Planning Act 1990 (as amended).
- 2) 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 and are unauthorised may render the owner or occupier liable to enforcement action.
- 3) The effect of the certificate is also qualified by the proviso 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.

Land edged in red referred to under this certificate

