



Application Number: 10/18/0211
Email: planning@blackburn.gov.uk
Date: 3 April 2018

Mr Andrew Rigby
3 Warwick Avenue
Darwen
BB3 0HX

**Town & Country Planning Act 1990
Class A1(e) of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 2015 (SI 2015 No.596)**

In accordance with Section 60 (2B) and (2C) of the Town & Country Planning Act 1990 (as amended by Section 4(1) of the Growth & Infrastructure Act 2013)

Address of the proposed development:

3 Warwick Avenue
Darwen
BB3 0HX

Description of the proposed development:

Single storey rear extension
3.6m from rear wall, Max Height: 4.0m, Height to Eaves: 2.5m

Blackburn with Darwen Borough Council, as Local Planning Authority, hereby confirm that **Prior Approval is not required** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Conditions:

The proposal must be carried out in accordance with drawing numbers 003-A2 and 002-0A2 received on the 1st March 2018.

It is important that you read and understand all of the following informatives.

Informatives:

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You must be aware that your extension must comply with the requirements set out in Schedule 2, Part 1, Class A.1(a)-(e) and (h) to (k).

It is a requirement of paragraph A.3 of the above legislation that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

It is a requirement of the above condition A.4, that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

It is a requirement of the above condition A.4, that the development shall be completed on or before the 30th May 2019.

It is a requirement of the above condition A.4, that the developer shall notify the local planning authority of the completion of the development as soon as practicable after completion, and that this notification shall be in writing (form attached to this notice).

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other Enactment, Byelaw, Order or Regulation. Before commencing development you are advised to check the requirements of the Building Regulations. Section 31 of the County of Lancashire Act 1984 (access for the Fire Brigade) also applies. For information please contact the Building Surveyors, telephone 01254 505022. Additionally, if you wish to carry out building work which involves work along a party boundary the Party Wall Etc Act 1996 comes into force. You must find out whether your works falls within the Act by contacting your Solicitor, and if it does, you must notify all affected neighbours.



Ian Richardson,
Director of Growth & Development
Blackburn with Darwen Borough Council



Notification to the Local Planning Authority of completion of the Householder Development

**The Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Condition A.4 of Schedule 2 Part 1 Class A**

Please can you provide the following details in order for the local planning authority to register the details as required by the above legislation. *Please provide a copy of either a written notice that prior approval was not required, or a written notice that prior approval was given:-*

Applicant Name & Address

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Agent Name & Address (if applicable)

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Applicant Email Address

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Agent Email Address

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Address where works have been carried out

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What was the date of completion of the development?

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What reference number did the LPA give you when you notified them before beginning this development?

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Signed

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Date

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