


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS) (MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 & THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<u>SUBJECT OF DECISION</u> Certificate of proposed lawful development for single storey rear extension and associate roof alterations ("the proposed development") on land at 41 Flude Road, Ash Green, Coventry, CV7 9AQ	
<u>DECISION REFERENCE</u>  DO/03/2025 (MW)	<u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc.  Part 3E.3 a)
<u>DATE OF DECISION</u>  28 May 2025	<u>DECISION MAKER (Name and Job Title)</u>   Matt Wallbank Assistant Director – Democracy & Governance
<u>RECORD OF THE DECISION</u>  a) The issue  Under section 192 of the Town and Country Planning Act 1990, an applicant can ascertain whether any development carried out in, on, over or under land is lawful. This can be done by applying for a certificate of lawfulness.  This application is seeking to ascertain that the proposed development outlined in the application is lawful (without the need for a formal planning application) by virtue of Schedule 2, Part 1, Class A and Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015.  b) The Decision  The Certificate be issued for the proposed development.	
<u>REASON FOR THE DECISION</u>  The assessment is a matter of law, fact and degree. The applicants have submitted proposals that satisfy the requirements of the 2015 Order	
<u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION</u>  Reject the application. This was not an option in view of the submitted proposals.	

<u>WARD RELEVANCE</u>
Exhall
<u>FINANCIAL AND BUDGET IMPLICATIONS</u>
None
<u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u>
Consultation has been undertaken with the Legal Services Team and the Planning Services Team.
<u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u>
None
<u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).
Not applicable
<u>EQUALITIES IMPLICATIONS</u>
None
<u>HUMAN RESOURCES IMPLICATIONS</u>
None
<u>FINANCIAL IMPLICATIONS</u>
None
<u>HEALTH EQUALITIES IMPLICATIONS</u>
None
<u>SECTION 17 CRIME &amp; DISORDER IMPLICATIONS</u>
None
<u>RISK MANAGEMENT IMPLICATIONS</u>
None
<u>SME (SMALL/MEDIUM ENTERPRISES) &amp; LOCAL ECONOMY IMPLICATIONS</u>
None

ENVIRONMENTAL IMPLICATIONS

None

LEGAL IMPLICATIONS

This decision complies with Section 192 of the Town & Country Planning Act 1990. A further review was undertaken of the application and it was ascertained that roof alterations would also be required. Specific details were sought and reviewed and research undertaken to determine that one certificate could be issued to cover both Class A and Class B alterations.

ANY OTHER COMMENTS

None

**PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS  
MADE OR AS REASONABLY PRACTICABLE THEREAFTER**