

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

SUBJECT OF DECISION

Certificate of proposed lawful development for single storey rear extension and associate roof alterations ("the proposed development") on land at 22 Penzance Way Nuneaton Warwickshire CV11 6FW

DECISION REFERENCE

DO/21/2025 (MW)

SOURCE OF AUTHORITY

AND REFERENCE (i.e. Committee/ Constitution/Minute No. etc.

Part 3E.3 a)

DATE OF DECISION

24 July 2025

DECISION MAKER (Name and Job Title)



Matt Wallbank
Assistant Director – Democracy & Governance

RECORD OF THE DECISION

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 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> St Nicholas
<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 & DISORDER IMPLICATIONS</u>
None
<u>RISK MANAGEMENT IMPLICATIONS</u>
None
<u>SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS</u>
None
<u>ENVIRONMENTAL IMPLICATIONS</u>
None
<u>LEGAL IMPLICATIONS</u>
This decision complies with Section 192 of the Town & Country Planning Act 1990 (as amended by section 10 of the Planning and Compensation Act 1991)
<u>ANY OTHER COMMENTS</u>
None

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