Planning Applications

Plan No	Location & Applicant	Proposal
DM/24/0456/LDC Herontye & Ashplats South	37 Stuart Way East Grinstead West Sussex RH19 4RR	Proposed single storey rear extension.
	Mr & Mrs Clegg	
DM/24/0471/TREE Herontye & Ashplats Norh	Clutton 92 High Street East Grinstead West Sussex RH19 3DF	Copper Beech - reduction of crown and removal of infected limbs (1-2m). Ash Tree – fell
	H Trueman-Greinke	
DM/24/0472/TREE Ashplats North	15 Mindelheim Avenue East Grinstead West Sussex RH19 3US	Two Ash trees overhanging rear garden - reduce Northeastern lateral spread by 4m, leaving 6m of branch length.
	C Turner	
DM/24/0485/HOU East Grinstead South	The Bullrushes Coombe Hill Road East Grinstead West Sussex	"Proposed single-storey side, rear extension and alterations to the existing two storey rear extension. Proposed veranda to replace existing front elevation conservatory."
D14/04/0070/11011	H Wood	
DM/24/0273/HOU Town South	Claylands West Lane East Grinstead West Sussex RH19 4HH c/o agent	Conversion, and extension, of existing double garage and single storey studio buildings into a living accommodation. The creation of a utility room/storage link building between the proposed accommodation and the existing house.
DM/24/0505/FUL Town South	14 Railway Approach And Land R/o 108 London Road East Grinstead West Sussex RH19 1BP Esma Properties	Extension to number 14 Railway Approach East Grinstead RH19 1BP and the land to the rear of 108 London Road to provide an extended commercial unit to the ground floor and the provision of 4 residential dwellings
DM/24/0544//HOU	19 York Avenue East	Ground floor, single storey rear extension,
Herontye & Ashplats South	Grinstead West Sussex RH19 4TL	with pitched roof over.
	Mr T Herrington	
DM/24/0554/HOU Herontye & Ashplats South	October Fairfield Road East Grinstead West Sussex RH19 4HB	Demolition of garage. Construction of single storey rear extension and replacement detached studio.
	Mr & Mrs Bradshaw	
DM/24/0560/HOU Town South	10 Ridgeway East Grinstead West Sussex RH19 4BW S Briance	Proposed first floor extension to the rear and side of house.



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Mr. Ali Demirtas c/o Paul Carter B + C Architecture 3 High Street East Grinstead RH19 3AF CONTACT: Andrew Horrell PHONE: 01444 477446

E-MAIL: andrew.horrell@midsussex.gov.uk

DATE: 5th March 2024

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

REFERENCE: DM/22/0629

APPLICANT: MR. ALI DEMIRTAS

LOCATION: COLES ESTATE AGENTS 18 HIGH STREET EAST GRINSTEAD WEST

SUSSEX

May I refer to your recent correspondence concerning the above application. I am writing to confirm that the application has been withdrawn.

Yours faithfully

fhalsh

Interim Assistant Director Planning and Sustainable Economy

WDFULZ

Copy: File; Register; LLC; WSCC; Parish



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Mr And Mrs Wigzell Mr A Reakes 27 Fairlawn Crescent East Grinstead RH19 1NX

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/24/0048

DESCRIPTION: PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS.

LOCATION: 129 DUNNINGS ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19

4AS

DECISION DATE: 28 FEB 2024

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

INFORMATIVES

- 1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 1800 hrs, Saturdays 0900 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

3. Prior to the commencement of development, the developer must advise the local planning authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	JBD/RH19/4A S/050	Α	08.01.2024
Existing and Proposed Floor Plan	JBD/RH19/4A S/051	Α	08.01.2024
Existing Elevations	JBD/RH19/4A S/052	Α	08.01.2024

Assistant Director Planning and Sustainable Economy

SA Blonfield

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEHOUZ

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12** weeks of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.



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Mrs Michelle Stock
Mr Simon Walters
Sjw Tree Surgery And Stump Grinding
3 Meadow Rise
Horam
Heathfield
TN21 0LZ

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

PERMISSION

REFERENCE: DM/24/0326

DESCRIPTION: T1 ASH - REDUCE CROWN BY A MAXIMUM OF 1.5 METRES,

BACK TO MOST RECENT PRUNING POINTS. T2 ASH - REMOVE 2 METRES STUB (PREVIOUSLY REDUCED STEM). BACK TO

BASE OF UNION.

LOCATION: 4 SPRUCE PLACE, EAST GRINSTEAD, WEST SUSSEX, RH19

3LU

DECISION DATE: 6 MAR 2024

CASE OFFICER: IRENE FLETCHER - IRENE.FLETCHER@MIDSUSSEX.GOV.UK

In pursuance of its powers under the above-mentioned Acts and Regulations you are hereby notified that the Council **CONSENTS** to the above works being carried out in accordance with the submitted application and subject to compliance with the following conditions:-

1. The tree works hereby permitted shall be begun before the expiration of 2 years from the date of this consent.

Reason: To accord with section 17 (4) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. The work shall be carried out in accordance with BS 3998:2010 "Recommendation for Tree Work".

Reason: To ensure that the work is carried out to a satisfactory standard.

INFORMATIVES

 Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

Human Rights Implications

fhalsh

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Interim Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PETREZ

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

You must appeal within **28 days** of the date of the decision notice for an application for works to trees subject to a Tree Preservation Order.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4444 5000) or online at:

https://www.gov.uk/government/publications/tree-preservation-order-appeal-form.



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Mr Edward Harradine Mr Warren Joseph Ascot Design Ashurst Manor, Ashurst Park Church Lane Sunninghill SL5 7DD

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/24/0410

DESCRIPTION: DISCHARGE OF CONDITIONS 5,6,7,8,9,10 AND 11 RELATING TO

PLANNING APPLICATION DM/23/1796.

LOCATION: THE GRANGE, FURZE LANE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 1 MAR 2024

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 15th February 2024.

The Authority has considered your application, and I can confirm the following:-

Conditions:

- 5. The submitted photographic evidence confirms that the frontage car parking has been constructed in accordance with the approved site plan. I hereby formally discharge Condition 5 of planning application DM/23/1796.
- 6. The submitted photographic evidence confirms that the frontage vehicular turning space has been constructed in accordance with the approved site plan. I hereby formally discharge Condition 6 of planning application DM/23/1796.
- 7. The submitted photographic evidence confirms that a shed has been provided to accommodate bicycles in accordance with the approved site plan. I hereby formally discharge Condition 7 of planning application DM/23/1796.

- 8. The submitted photographic evidence confirms that EV Charging facilities have been provided on the site. I hereby formally discharge Condition 8 of planning application DM/23/1796.
- 9. The submitted photographic evidence confirms that hard and soft landscaping has been carried out on the site boundaries as indicated on approved plan Drawing No 21-J3847-500 Rev BC3. I hereby formally discharge Condition 9 of planning application DM/23/1796.
- 11. The submitted photographic evidence confirms that trees and vegetation have been retained on the site boundaries as indicated in the submitted Arboricultural Assessment and Method Statement by Nicholas Jones Consultants Ltd, dated 12th January 2021 and the accompanying Tree Protection Plan, ref NJCL 864_02_120121. I hereby formally discharge Condition 11 of planning application DM/23/1796.

Unfortunately I am unable to formally discharge the following condition(s) for the reason(s) below:

10. The submitted details for the installed Mechanical Ventilation with Heat Recovery System (MVHR) and Air source product have been reviewed by the MSDC Senior Environmental Health Officer. From the details provided the specification for the installed system is unclear. It is also unclear whether there is any boundary fencing in place and details of the nearest habitable room should be provided. The assumed unit type falls short of the IOA and CIEH guidance for new heat pumps which MSDC recommend in order to avoid noise complaints. It is uncertain whether the installer has completed Microgeneration Certification standards (MC20) as part of the installation process.

Therefore I am currently unable to discharge the above condition, subject to the receipt of the required additional information.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.

The following matters are set out below for your information:

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Floor Plans	21-J3847-101	Rev BC3	15.02.2024
Existing Floor Plans	21-J3847-102	Rev BC3	15.02.2024
Other	21-J3847-500	Rev BC3	15.02.2024
Photographs	-	-	21.02.2024

Photographs	-	-	01.03.2024
Ventilation/Extraction Details	Heat pump data		15.02.2024
Ventilation/Extraction Details	Test Report		15.02.2024

fhalsh

Interim Assistant Director Planning and Sustainable Economy

SPDCOZ

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.



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Demsa Properties Limited Mr Jonathan Talley 16 Coniston Avenue Haywards Heath West Sussex RH17 5LF

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/24/0139

DESCRIPTION: INSTALLATION OF AN WINDOW TO THE SIDE ELEVATION.

(AMENDED DESCRIPTION 14/02)

LOCATION: 108A LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19

1EP

DECISION DATE: 29 FEB 2024

CASE OFFICER: ANDREW HORRELL -

ANDREW.HORRELL@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the application form and approved plans without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the District Plan and EG3 of the East Grinstead Neighbourhood Plan.

INFORMATIVES

- 1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 1800 hrs, Saturdays 0900 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	054-002-100		18.01.2024
Existing Floor Plans	WPD8723/A/1	В	18.01.2024
	0		
Existing Elevations	WPD8723/A/1	В	18.01.2024
	1		
Proposed Floor Plans	WPD8723/A/2	В	18.01.2024
	0		
Proposed Elevations	WPD8723/A/2	В	18.01.2024

SA Blonfield

Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEFULZ

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12** weeks of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.



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Mr Stephen Allred 53 Garden Wood Road East Grinstead West Sussex RH19 1JZ

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/24/0294

DESCRIPTION: PROPOSED CONVERSION OF INTEGRATED GARAGE INTO

LIVING SPACE.

LOCATION: 53 GARDEN WOOD ROAD, EAST GRINSTEAD, WEST SUSSEX,

RH19 1JZ

DECISION DATE: 11 MAR 2024

CASE OFFICER: KATHERINE WILLIAMS -

KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the approved plans and application details without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan.

INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.
 - If you require any further information on these issues, please contact Environmental Protection on 01444 477292.
- 2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Elevations			07.02.2024
Proposed Elevations			07.02.2024
Location Plan			06.02.2024
Location and Block Plan			06.02.2024
Existing Floor Plans			06.02.2024
Existing Elevations			06.02.2024
Proposed Elevations			06.02.2024
Proposed Floor Plans			06.02.2024



Interim Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEHOUZ

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12** weeks of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.