

Note regarding application registration

We have, upon the submission of previous planning applications had requests from LPA's requesting scale drawings and/or scaled elevations showing the proposed cabinets in situ. In the event that this information is not provided, this has incorrectly delayed the validation of such applications. The information necessary for validation is written in Part 24 of the GPDO (please see below).

Part 24 of the GPDO (as amended) is clear in this regard. The information which should accompany an application such as this is set out in Part 24 Condition A.3 (4) of the GPDO.

For the avoidance of doubt this condition states:

(4) The application shall be accompanied –

- a) by a written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid;*
- b) where paragraph (1) applies, by evidence that the requirements of paragraph (1) have been satisfied; and*
- c) where paragraph 2.....etc “*

The information submitted to the Council included a written description of the development, a plan indicating its location and the proscribed fee. Additionally, further information has been provided which gives a detailed drawing of the proposed cabinet, with dimensions, and also in situ. This level of information surpasses the requirements of Condition A.3 already, especially bearing in mind the small scale nature of the proposed development. We are not therefore sure how any further plans might illuminate a determination in any event.

What constitutes, a valid application, and hence the beginning of the 56 day period, has been reinforced by both appeal and Court decisions. On the basis that the current application is valid, we would however look at any request for further information, and should it require additional resources to provide, we would need some qualitative explanation as to why it was required.

We therefore look forward to receiving your Council's validation letter for the proposed development and a subsequent determination. Should you still wish additional information in this instance, then an explanation as to why these are required over and above the details already submitted, would mean we could look at his request more fully. It should be noted however that any non-provision does not invalidate this current application.

Regards,

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