

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/X5210/D/15/3020536

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

Name

Company/Group Name

Your reference

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA issue a decision? Yes No

Date of LPA's decision

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Address

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

No



Please enter details of the proposed development. This should normally be taken from the planning application form.

Amendment to application reference 2013/7128/P (dated 04/11/2014) for erection of single storey rear extension and associated excavation works to replace swimming pool internally - to increase length of extension by 2m.

Area of floor space of proposed development (in square metres)

8

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has;

1. Refused planning permission.



2. Refused permission to vary a condition(s).



3. Refused prior approval of permitted development rights.



G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

No



(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes

No



Please explain.

The proposed extension is at the rear and cannot be seen from public land

2. Hearing



3. Inquiry



H. GROUNDS OF APPEAL

The grounds are set out in

the box below

The minor amendments to the approved 2013/7128/P proposed here relate to the rear garden pool element only, which will become 2m longer than the 10m length approved to provide a 12m long pool extension.

The alterations as described will have no impact on the visual appearance of the house and will have no further impact on the adjacent neighbour's amenities in terms of outlook or loss of light.

There will be no further visual impact caused by extending the pool 2m further into the rear garden area as described. There will be no views from the public realm and no greater impact on light or general amenities for either immediately adjacent neighbour. It will also remain sensitive to the visual appearance of the house and to the prevailing character of the Conservation Area.

Being a relatively low single-storey addition and less than half the width of the garden the extension itself will remain a subordinate addition to the host property and being at the rear of the property it will not impact on the character of the Conservation Area. With regards to the potential for 'over-development' the layout also demonstrates that the mean rear garden length will also exceed 17m thereby ensuring that sufficient open garden amenity space will be retained. On its own merits the scale of the rear addition will not be out of character nor will it constitute an unacceptable or damaging over-development of the site that will not impact on the visual amenities of the Conservation area in-principle.

Have you made a costs application with this appeal?

Yes

No



I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:



CERTIFICATE C

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.



I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.



(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.



J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.



02. A copy of the LPA's decision notice.



K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

No



L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms
- locating your local planning authority's email address:
<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. A copy of the original application form sent to the LPA.
File name: applic form pool 5jan14.pdf
File name: Lang 93 pool D A and H 5jan15.pdf
File name: Lang CIL Additional Info Form pool.pdf
File name: PL.02a Approved Plans and Elevations 93Pool.pdf
File name: PL.04 Proposed Plans and Elevations 93Pool.pdf
File name: PL.00 OS Maps and Block Plan 93.pdf
File name: Revised Impact Statement.pdf
File name: ZB- BIA - Report- 2014.pdf
File name: Lang Basement Impact Assessment 2014 09 12 - J11891 Report.compressed.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: P decision notice refusal 10apr15.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by MR PHILIP ANDREWS

Date 18/04/2015 08:18:02