

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/16/3154201

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.

Erection of a third floor roof extension to create additional accommodation

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

23

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

2. Hearing

3. Inquiry

H. GROUNDS OF APPEAL

The grounds are set out in

the box below

In support of our Appeal, we have set out a number of points to aid the decision making of this particular submission.

Firstly, our proposals will not be visible from street level when viewed from either Healey Street or Grafton Crescent, as indicated on our proposed sectional drawings.

The heavily set-back nature of the proposal from both sides (which, it is worth noting, is greater than that implemented at No.14 Healey Street) would ensure a subordinate presence to the addition at top floor, which would enable much needed internal space for a growing family who would like to stay in the area and are finding the current house too small for their requirements.

In addition to that, No.14 Healey Street had the principle of development of this nature approved by the Planning Inspectorate (following an Appeal) and whilst we appreciate precedent cannot be made in these cases, our proposal would not, in our opinion have a detrimental impact on the character or

appearance of the host building or street scene, therefore complying with policy CS14 (Promoting High Quality Spaces) - the reason stated on the Decision Notice by the LPA.

Should it go some way in alleviating the Council's or the Inspectorate's concerns, we would add that the proposed materials and high quality of design adopted would only enhance the existing streetscape.

Moreover, the LPA had claimed that Healey Street (along side of odd numbered properties) had 'no roof alterations on the East side of Healey Street however, by visiting the site, it is apparent that there is in fact a greater degree of alterations that have been carried out to the East side than the side on which No.14 is located.

For example, No.25 has had the valley roof removed in its entirety and replaced with a flat roof and a large roof light installed. In addition to that, No. 15 has had a partial dormer created over the staircase, therefore counteracting the LPA's conclusion that no roof alterations have been adopted along this side of the street. In fact, No.25 alone has implemented significant alterations from the original valley roof form.

With the above said, we'd appreciate it if the case could be assessed again on it's merits and on the fact that it would not be detrimental to the existing street scene.

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 and D

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:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- 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: Application Form (No Personal Data).PDF

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: 23 Healey Street - LAP Decision Notice.pdf

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

Completed by MISS HELEN THOMAS

Date 11/07/2016 12:36:11