

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/X1735/D/17/3188647

A. APPELLANT DETAILS

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

Name

Company/Group Name

B. AGENT DETAILS

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

Name

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 ☒

Does the appeal relate to an existing property? 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.

Two storey front and side extension including gable to hip roof and increase of ridge height.

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

38

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove 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



2. Hearing



You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

☒ the box below

Reason for appeal:

The current proposed design meets the HBC design guide.

This also has no bearing in terms of loss of light for the neighbour...This is confirmed by the fact that this is being built from the rear corner of the rear elevation....the planning officer was happy to have a side extension but with maybe side dormers which would still have the same impact.

It makes no difference to light if the extension was 3mtrs in length or 15mtrs in length as the neighbours (25 Crofton Close) property is at offset against No.8 Post Office Road on the plot. The neighbour at No. 25 Crofton Close (Mr Allan Mitchell - AM) states that the extension is close to his property.....I deem 3.262mtrs a sufficient distance away which is also confirmed by the 45 degree rule being met. AM states that he has taken a 45 degree line from the corner of his conservatory which is not the correct point as indeed the planning officer highlighted within her report.

Ref:

7.8 With respect to the point at which the 45 degree angle test is measured from, the Havant Borough Council Borough Design Guide advises this measurement is taken from the centre of the main window of the rear elevation irrespective of the materials of this elevation. However, for the purposes of this particular scheme, a further 45 degree angle test was carried out from the northern corner of the conservatory at 25 Crofton Close, which indicates that the proposal falls outside the 45 degree overshadowing in this instance.

The height of the proposed extension is predominately 410mm approx. lower than existing ridge heights and in part equal to, therefore meeting the requirement of appearing subservient to the existing dwelling. The sq.mtrs of the proposed extension is approx 38.035mtrs. The original being approx. 40sq.mtrs therefore again being subservient in design. The introduction of the proposed

natural screen also offers privacy.

The light to 25 Crofton Close would not be compromised in anyway due to the fact that the proposal does not fall within the 45 degree sight line.

Is there any further information relevant to the hearing which you need to tell us about? Yes ☒ No ☐

The extension to the rear of 25 Crofton Close is of similar size???????????

3. Inquiry ☐

H. GROUNDS OF APPEAL

The grounds of appeal are:

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your grounds of appeal? Yes ☐ No ☒

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 Yes ☐ No ☒

been decided?

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. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section: GROUNDS OF APPEAL
Document Description: The grounds of appeal
File name: Reason for appeal.doc

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. A copy of the original application form sent to the LPA.
File name: Block.pdf
File name: APP_17_00992-APPLICATION_FORM.pdf
File name: Location.pdf
File name: EWINS_01A._RevE.pdf
File name: 2Decision Attachments 2017.pdf
File name: DocDec01.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: DocDec01.pdf

Completed by MR DANNY MANNS

Date 07/11/2017 13:11:57