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The Planning Inspectorate

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HOUSEHOLDER PLANNING APPEAL FORM

27 JUL 2010

If you need this document in large print, in audio format, or in Braille, please contact our helpline on 0117 372 6372. **To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your householder planning appeal form".**

WARNING: The appeal and essential supporting documents [illegible] weeks of the date shown [illegible] Local Planning Authority's decision notice. If your appeal [illegible] supporting documents are not received in time we will not accept the appeal.

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS

See section A of the guidance leaflet. The [illegible] the appeal must [illegible] an applicant [illegible]

Name SHIRLEY CROSSKEY

Organisation name (if applicable)

Address 21 MILLCROFT AVENUE, SOUTHWICK WEST SUSSEX

Postcode BN42 4RU

Daytime phone

Fax

I prefer to be contacted by Post Email *

* Email address

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

Name JON ANDREWS LTD

Organisation name (if applicable)

Address CHILCOTE, THREALS LANE, WEST CHILTINGTON, W. SUSSEX

Postcode RH20 2RF

Your reference

Daytime phone 01798 812517

Fax 01798 812517

I prefer to be contacted by Post ✓ Email *

* Email address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA ADUR DISTRICT COUNCIL

LPA's application reference number ADC/0162/10

Date of the application 05 05 10

Date of the LPA's decision notice 08 06 10

D. APPEAL SITE ADDRESS

See section [illegible] guidance [illegible]

Address 21 MILLCROFT AVENUE, SOUTHWICK, WEST SUSSEX

Postcode BN4 2 4RU

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

1 Is the appeal site within a Green Belt?	Yes	No ✓
2 Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	Yes	No ✓
3 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? If yes, please describe them on a separate sheet.	Yes	No ✓

E. DESCRIPTION OF THE DEVELOPMENT

See section [illegible] guidance [illegible]

Has the description of the development changed from that on the application form? Yes No ✓

SINGLE STOREY REAR EXTENSION

Area of floor space of proposed development in square metres 35.3

F. REASON FOR THE APPEAL

See section [illegible] guidance [illegible]

The reason for this appeal is that the LPA has (please tick which applies):

1 Refused planning permission 1 ✓

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

G. GROUNDS OF APPEAL

[illegible] section 3 of the guidance will help you decide what to include in your [illegible]

SEE ATTACHED SHEETS.

Please continue on a separate sheet if necessary.

Appeal

The Site & Application.

The Appeal site consists of a detached bungalow with loft conversion, standing on rising ground in a residential area on the northern fringes of Southwick. The surrounding properties consist of a mixture of detached and semi-detached bungalows of similar, but not identical, design and scale several of which have been altered and extended over the years. An application for a rear extension to the Appeal property was submitted in February 2010 and, following negotiations with the Planning Authority, was approved extending some 4.5m in length from the rear wall of the existing bungalow. Upon reflection, the appellant felt that an extension of this size would not adequately serve it's intended purpose and, consequently, a second application for an extension of 6.0m was submitted. The second proposals were refused Planning Permission on the grounds that the extension would be out of keeping in scale and appearance with the existing building and would be detremental to the residential amenities of the neighbouring properties.

Grounds of Appeal

In preparing the design of the proposed extension consideration was given to the existing built environment, site orientation and topography. It is clear that the reasons for refusal fall into two distinct catagories that are, firstly the scale in relation to the existing building and, secondly, the affect upon the adjacent properties.

With regard to the first issue we would submit that, due to the nature of the existing built environment, the proposed extension can only be glimpsed from public land and will have no impact upon the street scene. The proposed extension will replace an existing conservatory and former garage which, at present, form a significant screen to any southward view from No 23. The demolition of the existing garage will replace the existing partial southwards view with one to the southwest and, due to the elevation of No 23, will afford more light than the present situation. Consequently, we would contend that the length of the extension, at 6.0m, ensures that the garage will be demolished but an extension of 4.5m will allow the larger part of the existing garage to remain. Under these circumstances we feel that the resultant proposed longer extension would represent a more cohesive design and the increase in length is irrellevant.

On the issue of impact upon the residential amenities it is submitted that, due to the driveway between the properties, there will be no significant increase in overshadowing and the extension will not create a feeling of enclosure. With regard to No 19 to the south (in the same ownership as the Appeal site) the proposed extension, being located to the north, cannot possibly create any issues in respect of overshadowing and therefore will have no impact upon the residential amenities of that property.

Cont'd

Furthermore, in respect of both adjacent properties, it is clear that the proposed extension will effectively relocate the external amenity space of the Appeal property some 6.0m down the garden thus creating more privacy immediately to the rear of Nos 19 and 23.

It is for these reasons that we respectfully submit this Appeal.

H. (part one) SITE OWNERSHIP CERTIFICATES

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

*Please tick **ONE** box only* ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A 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:

OR

CERTIFICATE B B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) 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:

Owner's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

OR

CERTIFICATES C & D C/D

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

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

We need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b).

*Please tick **ONE** box only* ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: A ✓

OR

b) 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: B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

I. ESSENTIAL SUPPORTING DOCUMENTS

See section I of the guidance ...

If we do not receive both your appeal documents by the end of the 12 week appeal period we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

1 A copy of the original **planning application form** sent to the LPA. 1 ✓

2 A copy of the **LPA's decision notice**. 2 ✓

J. OTHER APPEALS

See section J of the guidance ...

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

K. CHECK SIGN AND DATE

See section K of the guidance ...

Please tick the boxes to confirm that the following actions have been carried out.

1 I have completed all sections of the form and the details of the ownership (sections H, parts one and two) are correct to the best of my knowledge. ✓

2 I have enclosed **both** the essential supporting documents listed in section I. ✓

3 I have enclosed my grounds of appeal (if not given in section G). ✓

4 I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not we will not normally accept your appeal).* ✓

5 I have signed and dated the form *(unsigned forms will be returned to you).* ✓

Signature [redacted] Date 19 07 10

Name (in capitals) JON ANDREWS

On behalf of (if applicable) MRS S. CROSSKEY.

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the guidance leaflet.

L. NOW SEND

See section L of the guidance ...

1 COPY to us at: **1 COPY to the LPA** **1 COPY for you to keep**

The Planning Inspectorate
Scanning Team (Householder Appeals)
Temple Quay House . .
2 The Square
Temple Quay
Bristol
BS1 6PN

Helpline: 0117 372 6372

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.

Published by The Planning Inspectorate May 2008. Printed in the UK May 2008 on paper comprising 100% post-consumer waste.

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NR3 1BQ

CHOICE OF PROCEDURE

It is important that you read carefully the attached notes on indicative criteria before you complete this section.

There are 3 possible procedures: - written representations, hearings and inquiries. You should consider carefully which procedure suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE

W: ✓*

This is normally the simplest, quickest and most straightforward way of making an appeal. The 'Householder Appeals Service' written procedure is particularly suited to small-scale developments.

* Please see further questions at section D of the Householder Planning Appeal Form.

2 THE HEARING PROCEDURE

H: ☐ ◈

This procedure is likely to be suited to more complicated cases which require detailed **discussion** about the merits of a proposal. At a hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate will consider whether your appeal is suitable for this procedure against the indicative criteria.

◈ Please answer the question below.

a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below.

Yes ☐ No

3 THE INQUIRY PROCEDURE

I: ☐ ▲

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar, as the parties to the appeal will usually be legally represented and expert witnesses may be called to give evidence. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure against the indicative criteria.

▲ Please answer the questions below.

a) How long do you estimate the inquiry will last?
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.

☐ days (in numbers)

b) How many witnesses do you intend to call?

☐ witnesses (in numbers)

c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below

Yes ☐ No