The Planning Inspectorate

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Date received

HOUSEHOLDER PLANNING APPEAL FORM

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".**

03 JUN 2010

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

A. APPELLANT DETAILS

Name MR AND MRS L BAKER

Organisation name (if applicable)

Address 7 ST NICOLAS LANE, SHOREHAM-BY-SEA WEST SUSSEX Postcode BN43 5NH.

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, WEST 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/0135/10

Date of the application 19 04 10

Date of the LPA's decision notice 20 05 10

D. APPEAL SITE ADDRESS

See section [illegible]

Address 7 ST NICOLAS LANE, SHOREHAM-BY-SEA, WEST SUSSEX

Postcode BN43 5NH.

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 ✓

CONSERVATORY ON WEST SIDE OF PROPERTY.

Area of floor space of proposed development in square metres 8.64

F. REASON FOR THE APPEAL

See section [illegible] of the 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 [illegible] of the guidance for [illegible] what to include in your [illegible]

SEE ATTACHED SHEETS.

Please continue on a separate sheet if necessary.

The Appeal Site & Application

The Appeal site consists of a semi-detached dwelling standing on a level plot on the northern perimeter of Shoreham. The pair of dwellings forms part of a small development constructed (mainly to the north of St. Nicolas Road) of detached and semi-detached dwellings in 2000. The original Planning Permission granted for the development effectively removed, by way of conditions, the 'Permitted Development' rights normally associated with residential properties. Consequently, an application was required for this small conservatory to the side of the dwelling. The proposals were for a half-glazed lean-to conservatory accessed through the living room, in the space between the dwelling and the garage. The proposals were refused Planning Permission on the grounds that they would form an obtrusive and incongruous feature that would be out of keeping with the existing development and would be detremental to the environment.

Ground of Appeal

In consideration of the original location and design of the proposals, note was taken of the orientation and use of the existing garden area serving the dwelling. The existing garden, although not overly large, is south facing and of significant width. Consequently, the area between the existing dwelling and garage does not serve as external amenity space. However, the existing dwelling has a relatively small living room and there is a pressing need for further living space in preference to exterani amenity space. The logical solution to this problem was therefore considered to be the use of the under-used space adjacent to the garage which would provide a pleasant southerly outlook into the garden. The area in question is bounded to the north by a high existing screen wall, to the west by the existing garage and to the east by the existing dwelling. Consequently, the council's objection on the grounds of the proposal being obtrusive and incongruous would appear to be unfounded. The proposals when viewed from the north will be only visable at roof gable level and will only be glimpsed fleetingly from the south due to it's location within the garage/dwelling recess. For the same reasons we would submit that the proposals will not be detremental to the Environment, on the contrary, they will significantly enhance the living environment for the appellants with no detrement to the adjoining property occupiers.

In conclusion we would submit that the proposals will provide a much needed amenity for the appellants and will not create any issues in respect of overlooking, overshadowing or overdevelopment.

In this respect the proposals comply with the objectives of the adopted Local Plan and it is for these reasons 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

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. C/D

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 leaflet

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 leaflet

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 leaflet

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 28 05 10

Name (in capitals) JON ANDREWS.

On behalf of (if applicable) MR & MRS. L. BAKER.

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 leaflet

1 COPY to us at:

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

Helpline: 0117 372 6372

1 COPY to the LPA

1 COPY for you to keep

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.

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CHOICE OF PROCEDURE

It is important that you read carefully the attached notes and 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