

Mr J Stoneman
JDS Design Services
3 Weylands Close
Liphook
Hampshire
GU30 7QG

Case Officer: Rosie Virgo
Direct Dial: 01730 234245 Mon,Tues,Thu
Fax no: 01730 260288
Our Ref: 27503/004
Your Ref:
Date: 11 August 2014
email: rosemary.virgo@easthants.gov.uk

Dear Mr Stoneman

Proposal: Two storey extension to front/side after demolition of existing single storey side extension (re-submission to 27503/003)

Site Address: Fiveoaks, 9 Eddeys Lane, Headley Down, Bordon, GU35 8HU

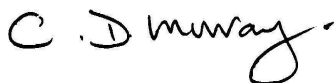
I am pleased to enclose the Notice of the Council's formal decision in relation to the above application.
Before proceeding please read the following important information which affects this Notice.

All the conditions of the Notice are legally binding. Failure to comply may invalidate the permission and result in the Council taking action against you. Some conditions may require further details or samples to be submitted to us for approval. Other conditions may contain timescales or stages against which compliance must be obtained and before works are commenced. Most categories of permission also require a fee for each request for approval of condition/s. If you are unclear about the procedures, the fee required or how to pay, then please contact us.

Before the development or change in the use is started please complete the tear-off section below. This should be returned to Planning Compliance who will then check the details of the consent. Failure to do so could result in difficulties or delays when the property is sold.

Please also note that Planning Compliance offers an inspection of the completed development providing a formal letter to confirm satisfactory completion of the approved works. A fee of £50 will be charged if this is requested within eight weeks of completion, otherwise standard confirmation fees will apply. Please contact the Compliance Assistant for details on 01730 234267. This is a separate service to Building Regulations inspections and approval notices.

Yours sincerely



Chris Murray
Service Manager Planning Development

Return to:	27503/004
Planning Compliance	
Planning Development Services	Name: _____
East Hampshire District Council	Address: _____
Penns Place, Petersfield	_____
Hants GU31 4EX	Tel No: _____
I anticipate that the works/use will begin on _____	
Signed: _____	Date: _____

For: Mr & Mrs R Rodwell
c/o JDS Design Services
3 Weylands Close
Liphook
Hampshire
GU30 7QG

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

NOTICE OF PERMISSION: 27503/004

Proposal: Two storey extension to front/side after demolition of existing single storey side extension (re-submission to 27503/003)
Site Address: Fiveoaks, 9 Eddeys Lane, Headley Down, Bordon, GU35 8HU (Headley Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 16 June, 2014, subject also to the following conditions:-

- 1 The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990
- 2 The external materials to be used shall match, as closely as possible, in type, colour, and texture those of the existing building unless otherwise agreed in writing by the local planning authority.
Reason - To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form

Location plan

Block plan

Drg. no - E01 - Existing ground floor plan

Drg. no - E02 - Existing first floor plan

Drg. no - E03 - Existing front elevation

Drg. no - E04 - Existing side A elevation

Drg. no - E05 - Existing rear elevation

Drg. no - E06 - Existing side B elevation

Drg. no - P07 - Proposed ground floor plan

Drg. no - P08 - Proposed first floor plan

Drg. no - P09 - Proposed front elevation

Drg. no - P10 - Proposed side A elevation

Drg. no - P11 - Proposed rear elevation

Drg. no - P12 - Proposed side B elevation

Drg. no - P13 - Proposed roof plan

Reason - To ensure provision of a satisfactory development

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.



Chris Murray

Service Manager Planning Development

Date: 11 August 2014

Supplementary Information

These are advice notes to the applicant and are not part of the planning conditions.

In accordance with paragraphs 186 and 187 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- offering a pre-application advice service,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning Charter.
- In this instance the application was acceptable as submitted and no further assistance was required.

The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Act relates to work which involves:

- work on an existing wall shared with another property
- building on the boundary with a neighbouring property
- work involving excavating near a boundary

The Party Wall etc Act is not enforced or administered by the Council but you should understand your obligations to notify adjoining owners and be aware of the circumstances under which a dispute can arise. For further information on the Party Wall Act 1996 there is an explanatory booklet available at the Planning Portal: www.planningportal.gov.uk

The following Planning Policies were considered when making the above decision:-

East Hampshire District Local Plan: Joint Core Strategy

CP2 - Spatial Strategy
CP29 - Design
CP31 - Transport
CP27 - Pollution

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section on 01730 234207 or fax 01730 234210.

You are also advised that this decision does not imply that satisfactory access for the Fire Brigade can be provided, as required by the Hampshire Act 1983.

NOTIFICATION
Planning permission/refusals

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development and minor commercial you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice, using a form from the **Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0303 444 0000 or at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>**
2. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use his power unless there are special circumstances that excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.
5. As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

6. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
7. The applicant is recommended to retain this form with the title deed of the property.

Notes Specific to any Grant of Planning Permission

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

8. Applicants are reminded that any grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:- a) in the case of a footpath or bridleway, for an Authority under Section 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.

9. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.

10. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

IMPORTANT - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.