The Planning Inspectorate

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HOUSEHOLDER PLANNING APPEAL (Online) FORM

If you need this document in large print, on audio tape, in Braille or in another language, 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 planning appeal form"**.

WARNING : Your appeal **and** essential supporting documents **must** reach the Inspectorate within 12 weeks of the date shown on the Local Planning Authority's decision notice. **If your appeal and essential supporting documents are not received in time we will not accept the appeal**.

APPEAL REFERENCE: APP/K2420/D/11/2152937

A. APPELLANT DETAILS

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

Name: Ms Dawn Stevens

Organisation name (if applicable):

B. AGENT DETAILS

Name:

Organisation name (if applicable):

Your reference:

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: Hinckley and Bosworth Borough Council

LPA reference number: 11/00010/FUL

Date of application to LPA: 10 Jan 2011

Date of the LPA's decision: 11 Mar 2011

D. APPEAL SITE ADDRESS

Address

64 Barrie Road
HINCKLEY
Leicestershire

Postcode LE10 0QX

Grid Reference: Easting 04428310 Northing 02951687

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 so please describe them below Yes ☐ No ☑

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes ☐ No ☑

Extensions and Alterations to Dwelling

Area of floor space of proposed development (in square metres) 18

F. REASON FOR THE APPEAL

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

1 Refused planning permission ☑

2 Refused permission to vary a condition(s) ☐

G. GROUNDS OF APPEAL

The proposals have been refused on the basis of being dominant withon the street scene and therefore contrary to H&BBC's policy BE1.
1) This refused submission is the second submission (Following refusal of the first, as noted within the Officer's report) and the fourth revision, with a view to minimise the impact upon the street scene and adjacent dwellings.
2) There are approved and implemented precedents within H&BBC, as noted within the D&A statement, whereby H&BBC have approved very similar proposals
3) The side extension follows the existing roof line, with minimal extrusion.
4) There is a shotfall in the 5 year housing supply within H&BBC
5) The need to extend into the loft space is to accomodate our growing family, and should the extension not be permitted, we would have to move, thereby adding to the shortfall.
6) PPS3 outlines Councils requirements to be flexibile and sustainable in their approach to housing supply and choice. This should be weighed as a material consideration against the minimal impact on the street scene.
7) Better Places to Live by Design notes "We need an approach to the design and development of urban areas which: makes efficient use of the available land and buildings and reduces the demand for green field development". This should also be weighed against H&BBC's claim of the proposal being contrary to BE1.
8) The street consists of a mixture of varying roof types, and building heights, as noted within the D&A Statement.
9) There are no other reasons for refusal i.e over looking, loss of privacy, inadequate amenity, etc. The sole reason for refusal in one of aesthetics, which has been judged at a delegated level and therefore by difinition is a single person's view point.
10) There are national planning policies, previously approved precedents within H&BBC and material considerations such as sustainibilty weighing against the Case Officer's personal judgement on aesthetic and therefore we would be extremely pleased for your consideration in this regard.

CHOICE OF PROCEDURE

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

1. THE WRITTEN REPRESENTATIONS PROCEDURE ✔

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.

2. THE HEARING PROCEDURE ☐

This procedure is likely to be suited to more complicated cases which require detailed **discussion** about the merits of a proposal. At the 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 must also consider that your appeal is suitable for this procedure.

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 ☐

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.) No. of days ☐

b) How many witnesses do you intend to call? No. of witnesses ☐

c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. YES ☐ NO ☐

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 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.

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 the *Guidance leaflet*) to every one 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	Date the notice was served (this must be within the last 21 days)

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 enclosed with the accompanying *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).

(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

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

I. ESSENTIAL SUPPORTING DOCUMENTS

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** sent to the LPA. ✔

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

J. OTHER APPEALS

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. NOW SEND…

● 1 COPY to us at:

The Planning Inspectorate
Customer Support Unit
Room 3/15 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

● 1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

● 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.

L. 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 **householderappealform@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, 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:

APP/K2420/D/11/2152937

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

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************************************************************
* The Documents Listed Below Were Uploaded With The Appeal Form *
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==========  ESSENTIAL SUPPORTING DOCUMENTS  ==========
TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Application form
FILENAME:    app form.pdf

TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Site Location Plan
FILENAME:    00124924.pdf

TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Roof Plan
FILENAME:    00124927.pdf

TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Extension Proposals
FILENAME:    P001.pdf

TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Extg House
FILENAME:    00124925.pdf

TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Street Elevations
FILENAME:    00125111.pdf

TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: D&A Statement
FILENAME:    00124922.pdf

TITLE:       02. A copy of the LPA's decision notice.
DESCRIPTION: Decision Notice
FILENAME:    decision notice.pdf

TITLE:       02. A copy of the LPA's decision notice.
DESCRIPTION: Delegated Officers Report
FILENAME:    officers report.pdf
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