The Planning Inspectorate

For official use only
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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 guidance leaflet "How to complete your householder planning appeal form"**.

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/H1033/D/12/2176426

A. APPELLANT DETAILS

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

Name: Mr william house

Organisation name (if applicable):

B. AGENT DETAILS

Name:

Organisation name (if applicable):

Your reference:

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: High Peak Borough Council

LPA reference number: HPK/2011/0682

Date of application to LPA: 28 Nov 2011

Date of the LPA's decision: 29 Feb 2012

D. APPEAL SITE ADDRESS

Address
66 Laneside Road
New Mills
HIGH PEAK
Derbyshire

Postcode SK22 4LX Grid Reference: Easting 04009928 Northing 03854035

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 ☑

rear garden decked area

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

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

before we decked the garden it was an unsafe play area for our son due to the steep decline of the garden it also backs onto a field which has horses in it all the time that can reach into our garden as the barbed wire wouldn't stop them. The second set of plans which have been submitted seemed to be satisfactory with planning at the time and contained one set of steps to a lower section of the garden we dont feel that decking with three tiers of garden is a safe environment for our child to play in. I understand that privacy is an issue for no 64 but my right of way goes through there garden the decking certainly is no more intrusive. I personaly dont have any privacy as I have a conservatory over looking all of my garden at no 68

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 will consider whether your appeal is suitable for this procedure against the criteria. You must give detailed reasons below or in a separate document why you think a hearing is necessary.

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 procedure. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure against the criteria. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

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 in the *Guidance leaflet* and attach it to the appeal form.

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATES

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)(i) The apeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant: B(i) ☐

(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: B(ii) ☐

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

Details of additional tenants ☐

I. ESSENTIAL SUPPORTING DOCUMENTS

If we do not receive both your appeal documents by the end of the 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 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.

● **You may wish to keep a copy of the completed appeal form for your records**

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/H1033/D/12/2176426

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: Original planning application
FILENAME:    111128 Proposed Plans & Elevations.pdf

TITLE:       02. A copy of the LPA's decision notice.
DESCRIPTION: LPA decision notice
FILENAME:    120229_Decision_Notice_Signed[1].pdf
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