



APPLICATION FOR PRIOR APPROVAL FOR A HOUSEHOLDER EXTENSION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2010 (as amended)
Town and Country Planning (General Permitted Development) Order 1995 Schedule 2,
Part 1, Class A (as amended)

APPLICANT:

Mr Lee Holmes
86 Pond Road
Stratford
London
E15 3BE

AGENT:

Mr David Mansoor Drawing and Planning Ltd.
25-27 Mercham House
The Burroughs
Hendon
London
NW4 4AR

Part I - Particulars of Application

APPLICATION NO: 14/01200/PREHH **DATE OF APPLICATION:** 29th May 2014

PROPOSAL: Application for prior approval for a householder single storey rear extension. The proposed extension would extend 5.3 metres beyond the rear wall of the original house, measure 3 metres in height at the eaves and 3 metres in height at the highest point of the extension.

LOCATION: 86 Pond Road
Stratford
London
E15 3BE

Part II - Particulars of Decision

The London Borough of Newham hereby gives notice that prior approval is **NOT REQUIRED** for the proposal referred to in Part I hereof and as described and shown on the application and the plan(s) and documents(s) listed on this decision notice:

Plans & Documents

PNDRD-L001 Existing - Site Plan, dated May 2014, prepared by Drawing and Planning
PNDRD-P001 Existing - Ground Floor, dated May 2014, prepared by Drawing and Planning
PNDRD-E002 Existing - Rear Elevation, dated May 2014, prepared by Drawing and Planning
PNDRD-P003 Existing - Roof Plan, dated May 2014, prepared by Drawing and Planning
PNDRD-S001 Existing Section AA, dated May 2014, prepared by Drawing and Planning
PNDRD-E003 Existing - Side Elevation, dated May 2014, prepared by Drawing and Planning
PNDRD-L101 Proposed - Site Plan, dated May 2014, prepared by Drawing and Planning
PNDRD-P101 Proposed - Ground Floor, dated May 2014, prepared by Drawing and Planning
PNDRD-E102 Proposed - Rear Elevation, dated May 2014, prepared by Drawing and Planning
PNDRD-P103 Proposed - Roof Plan, dated May 2014, prepared by Drawing and Planning
PNDRD-S101 Proposed Section AA, dated May 2014, prepared by Drawing and Planning
PNDRD-E103 Proposed - Side Elevation, dated May 2014, prepared by Drawing and Planning

Informatives

1. The developer is advised to carefully review the 'Notes' section on this Decision Notice.
2. In dealing with this application, Newham Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Dated: 10 July 2014

Signed:



Deirdra Armsby

Head of Planning & Development Commissioning

London Borough of Newham

Newham Dockside, 1000 Dockside Road, London, E16 2QU

NOTES

1. The developer must complete the extension by 30th May 2016.
2. The developer must notify the Local Planning Authority that the extension has been completed as soon as reasonably practicable after completion. The notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.
3. The developer is advised that the extension must be constructed in accordance with the plans/documents submitted with this application and must comply with all the criteria set out within the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class A. Further information is available on the Planning Portal: www.planningportal.gov.uk.

If the extension is not constructed in accordance with the above the Local Planning Authority may take enforcement action.

4. The decision of the Local Planning Authority in this case is not and should not be interpreted as formal confirmation that the proposed extension is lawful.

If the developer requires formal confirmation that the proposed extension is lawful, the developer is advised to apply for a Certificate of Lawfulness. Information on how to apply is available on the Council's website: www.newham.gov.uk.

TOWN AND COUNTRY PLANNING ACT 1990

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 under section 78 of the Town and Country Planning Act 1990.
- ❖ If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- ❖ If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.
- ❖ Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (email: enquiries@pins.gsi.gov.uk) (Tel: 0117 372 8000) or online at www.planningportal.gov.uk/pcs. A copy of your appeal must be sent to the London Borough of Newham. The Inspectorate will publish details of your appeal on the internet. This may include copies of documentation from the original planning application and relevant supporting documents supplied to the local authority, and or information, including personal information belonging to you that you are happy will be made available in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- ❖ The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- ❖ The Secretary of State need not consider an appeal if it seems to the Secretary of State 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.
- ❖ In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- ❖ 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 the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- ❖ In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no 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 the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.