

withdraw
please

Needham Andrea

From: Lee Simpson [leelee.simpson@virgin.net]
Sent: 04 April 2012 12:25
To: Needham Andrea
Subject: Re: Re: NP/DDD/1211/1317 - Proposed Conservatory at Thornsett Cottage, Chelmorton
 Dear Ms Needham

I would like to withdraw the application for planning permission on the above named property. As discussed at our meeting on 3rd April 2012.

Regards

Lee Simpson

----- Original Message -----

From: Needham Andrea
To: leelee.simpson@virgin.net
Sent: Wednesday, March 28, 2012 10:33 AM
Subject: FW: Re: NP/DDD/1211/1317 - Proposed Conservatory at Thornsett Cottage, Chelmorton

Dear Mr Simpson

I refer to our telephone conversation on Monday. As requested, below is a summary of the Part 1, Class A of the General Permitted Development Order as requested.

http://www.legislation.gov.uk/ukxi/2008/2362/pdfs/ukxi_20082362_en.pdf

Secondly apologies for the error in my email below. To clarify Denise Hunt measured the conservatory at 3.2m from the wall of the House (not 2.2m) and you would need to reduce it in length to 3m or less if it were to be classed as permitted development. You will also note that subsection (g) of the above states that the eaves height must not exceed 3m within 2 metres of the boundary of the curtilage of the dwellinghouse.

It is unfortunate that you were not informed that you could reduce the length of the extension slightly in order to bring the proposals under permitted development. On that basis and as a good will gesture I am prepared to agree to refund the fee on the current application if it is withdrawn and if we can agree at a meeting that the extension will be brought back to no more than 3m. That is on the presumption that the eaves height adjacent to the neighbours boundary does not exceed 3m.

I am available next Tuesday 3rd April at 9.15am to meet you at your property. Please could you let me know as soon as possible whether that is acceptable.

Yours sincerely

Andrea Needham

From: Needham Andrea
Sent: 19 March 2012 12:10
To: 'leelee.simpson@virgin.net'
Subject: Re: NP/DDD/1211/1317 - Proposed Conservatory at Thornsett Cottage, Chelmorton

Dear Mr Simpson

I refer to the above planning application and our recent meeting at your property. I have now discussed your proposals with the south area team manager and researched the planning history for the property.

One thing that was not mentioned at our meeting was that there had been a previous refusal for a conservatory on the property in 2006 on the grounds that the cottage has already been substantially extended and that any further extensions (particularly onto the original walls) would seriously harm its intrinsic character. Also the design of the conservatory was found to be unacceptable.

On the basis of that decision I do not consider that a revised design to the scheme you have now submitted would resolve those 'in principle' objections.

It is therefore my intention to recommend refusal of the current application. We do not know at this stage whether the application will go before the planning committee, but I will let you know that once the consultation period is over.

I note from the enforcement file that the conservatory base walls, as built (and measured by Denise Hunt) extend out 2.2m from the wall of the house (the plans submitted with the application show that the conservatory would only extend out by 2m). It is that length that has triggered the requirement for planning permission. If you were to reduce the length (measure externally) to 2m or less, than planning consent would not be required, provided that the eaves height adjacent to the neighbour's house did not exceed 3m.

Please do not hesitate to contact me if you wish to discuss any of the above in more detail. My phone number is 01629 816236 and I work Monday through to Wednesday.

Yours sincerely

Andrea Needham
Senior Planner - Planning Service
01629 816236

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