

## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) Town and Country Planning (Development Management Procedure) (England) Order 2015**

Notice of Decision: Reference Number 18/00324/FULPP

To: Mr Tristan coles  
c/o Mr Naresh Sambanthamoorthy  
56 Goodwin road  
Croydon  
CR0 4EG  
London

In pursuance of their powers under the above-mentioned Act the Council, as the Local Planning Authority, hereby **GRANT** permission for

### **Erection of a two storey side extension and front porch at 52 Ashley Road Farnborough Hampshire GU14 7HB**

in accordance with your application which was registered on 1st May 2018 and the plans submitted therewith, 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 permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - P101 REV 01 P103 REV 01 E101 REV 01 E102 REV 01 PLAN 01 P102 REV 02 E103 REV 04

Reason - To ensure the development is implemented in accordance with the permission granted



ppKeith Holland  
Head of Planning

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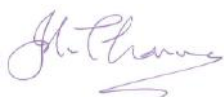
**INFORMATIVES**

- 1     INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
  
- 2     INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies CP2 and CP16 of the Rushmoor Core Strategy and "saved" policies ENV17 and H15 of the of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3     INFORMATIVE - 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 Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.

**THIS IS NOT AN APPROVAL UNDER THE BUILDING REGULATIONS**



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**NOTIFICATION**

**Appeals to the Secretary of State**

1. 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 Transport, Local Government and the Regions under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal and your proposal is for a 'Householder' extension then you must do so **within 12 Weeks of the date of this notice**. For all other appeals the time limit is **Six Months**. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at:  
<https://acp.planninginspectorate.gov.uk>

There is further help and guidance in the Appeals area of the Planning Portal website.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally use this power unless there are special circumstances.
4. 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.
5. 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 him.

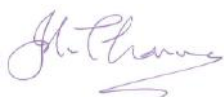
**Purchase Notices**

1. 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 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.
2. 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.
3. The applicant is recommended to retain this form with the title deeds of the property.

**Notes Specific to any Grant of Planning Permission**

1. 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 Byelaws, Orders or Regulations made under such other Acts.
2. Developers 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;
3. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade. A copy of the Section can be obtained at the local planning office.

**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 provisions of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to amend approved development, you should consult the Council at the address overleaf before carrying out any work.



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