EAST HAMPSHIRE
Partners
www.easthants.gov.uk

East Hampshire District Council
Penns Place, Petersfield,
Hampshire, GU31 4EX

Telephone (01730) 266551
Minicom (01730) 234103
DX100403 Petersfield
info@easthants.gov.uk

INVESTOR IN PEOPLE

Beacon Authority 2005-2006 Affordable Housing 2006-2007 Waste and Recycling

T Neal Ltd
6 Rookswood
Alton
Hampshire
GU34 2LD

Case Officer: Sue Yates
Direct Dial: 01730 234224
Fax no: 01730 234348
Our Ref: 30286/005
Your Ref:
Date: 11 June 2009
email: sue.yates@easthants.gov.uk

Dear Sir/Madam

Proposal: TWO STOREY EXTENSION TO REAR FOLLOWING DEMOLITION OF CONSERVATORY (REVISION TO 30286/004)
Site Address: Longmoor Lodge, Longmoor Road, Greatham, Liss, GU33 6AP

I enclose the Notice of the Council's formal decision in relation to the above application.

Yours faithfully

Daryl Phillips
Head of Planning Services

EAST HAMPSHIRE
Partners
www.easthants.gov.uk

East Hampshire District Council
Penns Place, Petersfield,
Hampshire, GU31 4EX

Telephone (01730) 266551
Minicom (01730) 234103
DX100403 Petersfield
info@easthants.gov.uk

INVESTOR IN PEOPLE
Beacon Authority 2005-2006 Affordable Housing 2006-2007 Waste and Recycling

For: Mr & Mrs Clutterbuck
c/o T Neal Ltd
6 Rookswood
Alton
Hampshire
GU34 2LD

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

NOTICE OF REFUSAL: 30286/005

Proposal: TWO STOREY EXTENSION TO REAR FOLLOWING DEMOLITION OF CONSERVATORY (REVISION TO 30286/004)
Site Address: Longmoor Lodge, Longmoor Road, Greatham, Liss, GU33 6AP (Whitehill/Bordon Parish)

The Planning Authority REFUSES Planning Permission for the following reason(s):

1 The application site lies within a rural area to which restrictive Planning Policies apply. The proposal involves the substantial enlargement of this rural dwelling by 63 per cent which would significantly affect its scale and character and involve an unacceptable increase in building mass in this rural locality. The proposal would, therefore, represent an over-large extension of the dwelling affecting the successful retention of a range of dwellings of varying sizes in an area where new dwellings are not permitted contrary to Policy H16 of the East Hampshire District Local Plan: Second Review.

The following plans and specifications were considered when making the above decision:

location plan
280/01 - site plan, existing floor plans and elevations
280/03 - site plan, proposed floor plans and elevations
280/04 - proposed roof plan

Daryl Phillips
Head of Planning Services
Date: 11 June 2009

Supplementary Information

The following Planning Policies were considered when making the above decision:-

East Hampshire District Local Plan: Second Review

HE1 - Design
HE2 - Alterations and Extensions to Buildings
P6 - Privacy and Daylight
H16 - Maintaining a Range of Dwelling Sizes outside Settlement Policy Boundaries

NOTIFICATION
Planning permission/refusals

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 for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development you must appeal within three months of the date of this notice, for all other development you must appeal within six months of the date of this notice, using a form which you can get from **The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0117 372 8000 or at www.planninginspectorate.gov.uk/forms.**

2. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use his power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. 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.

4. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.

Purchase Notice

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 reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

5. 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 if Part VI of the Town and Country Planning Act 1990.

6. The applicant is recommended to retain this form with the title deed of the property.

Notes Specific to any Grant of Planning Permission

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 Bylaws, Orders or Regulations made under such other Acts.

7. Applicants 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.

8. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.

9. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

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 provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.