



TOWN AND COUNTRY PLANNING ACT 1990

Agent:

A R Property Designs
112 Inchbonnie Road
South Woodham Ferrers
Chelmsford
Essex
CM3 5ZW

Applicant:

Mr And Miss D & K Grove And Stictland
55 Hamberts Road
South Woodham Ferrers
Chelmsford
Essex
CM3 5TU

PLANNING PERMISSION

LOCATION: **55 Hamberts Road South Woodham Ferrers Chelmsford Essex CM3 5TU**
PROPOSAL: **Raising of the roof to create a three storey house with a two storey side extension and single storey rear extension.**
APPLICATION NO: **16/00998/FUL**
DATE RECEIVED: **3 June 2016**
DRAWING NO(s): **01; 02/A; APPLICATION SUPPORT STATEMENT/27th April 2016;**

The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to **GRANT PLANNING PERMISSION** subject to the following: -

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall not be carried out other than in complete accordance with the approved plans listed on the decision notice.

Reason:

In order to achieve satisfactory development of the site

Condition 3

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Where the new materials differ from those of the existing building samples of the materials to be used shall be submitted to and approved by the local planning authority.

Reason:

In order to achieve satisfactory development of the site in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

Condition 4

The first floor windows in the eastern elevation and shown on approved Drawing No 02/A shall be glazed with obscured glass of Pilkington Level 3 or above or equivalent. The windows shall be of a design not capable of being opened below a height of 1.7m above finished floor level, and shall remain so glazed and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property in accordance with Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

Notes to Applicant**1 Hours of work during construction**

In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work:

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work:

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Party Wall Act

The Party Wall Act 1996 relates to work on existing walls shared with another property or excavation near another building.

An explanatory booklet is available on the Department for Communities and Local Government website at

<http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact>

Positive and Proactive Statement

The Local Planning Authority provided advice to the applicant before the application was submitted. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Date: 25 July 2016

Signed:



DAVID GREEN

Director of Sustainable Communities

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED

Important Note: This Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.

The provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this development and will be determined at Building Regulation Stage.

NOTICE TO APPLICANT WHERE PERMISSION IS SUBJECT TO CONDITIONS

Appeals to the Department for Communities and Local Government

- If you are aggrieved by the decision of your Local Planning Authority to impose conditions on your permission for the proposed development then you can appeal to the Secretary of State for the Department for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- For householder and minor commercial applications you must appeal within **12 weeks** of the Council's decision. For other application types you must appeal within six months of the Council's decision.
- **However if the development as described in your application is the same or substantially the same as development that is currently the subject of an enforcement notice then you must appeal within 28 days of the date of the service of this enforcement notice.**
- 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.planningportal.gov.uk>.
- 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 the order.

Notification of Appeals to the Council

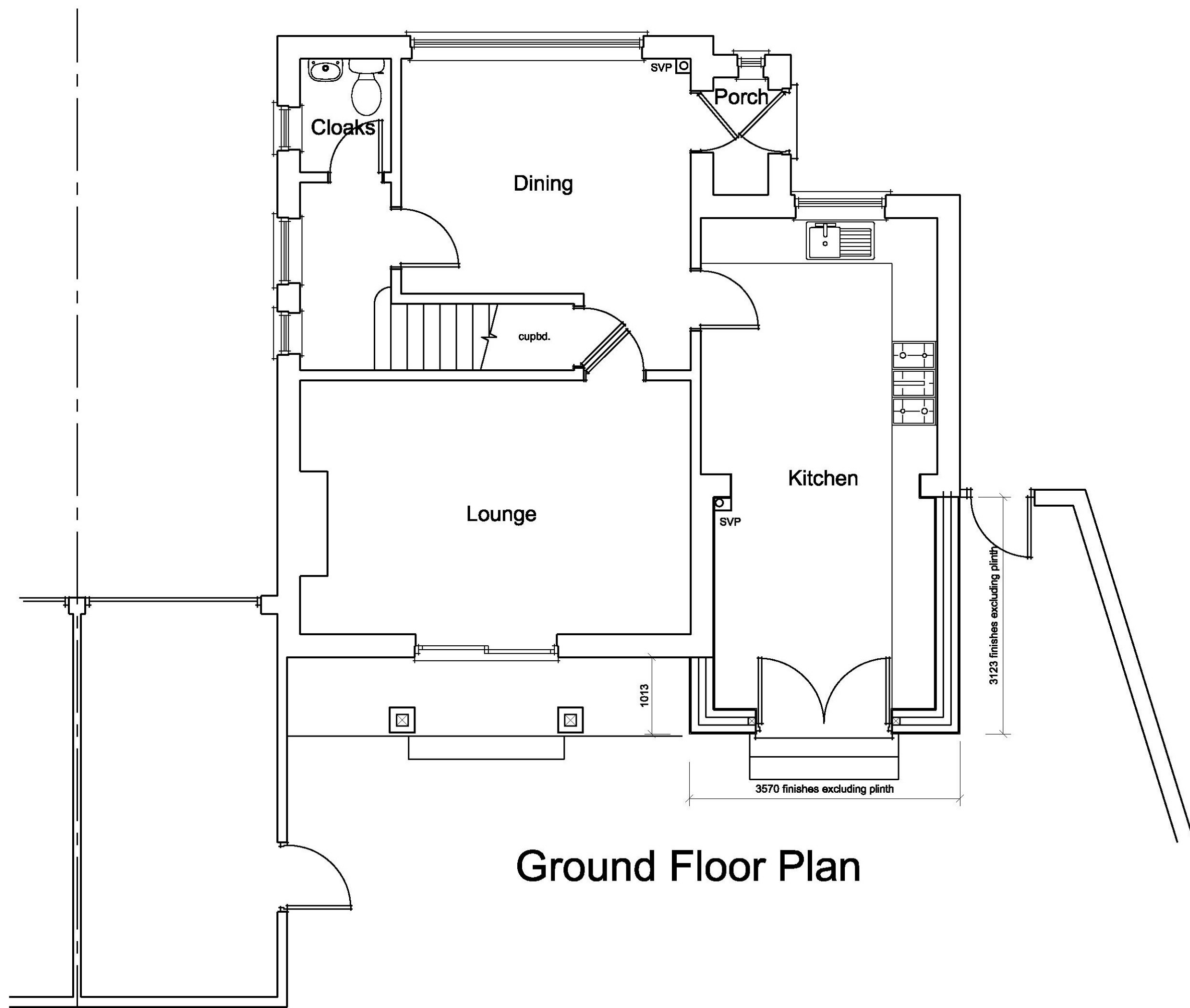
- You must send a copy of your appeal to the local authority. In accordance with appeal procedures, when forwarding copies of appeal forms and additional information, plans or drawings direct to the local authority, please send electronic copies to planning.appeals@chelmsford.gov.uk or address to the Director of Sustainable Communities, Chelmsford City Council, P.O. Box 7544, Civic Centre, Duke Street, Chelmsford, Essex, CM1 1XP.

Purchase Notices

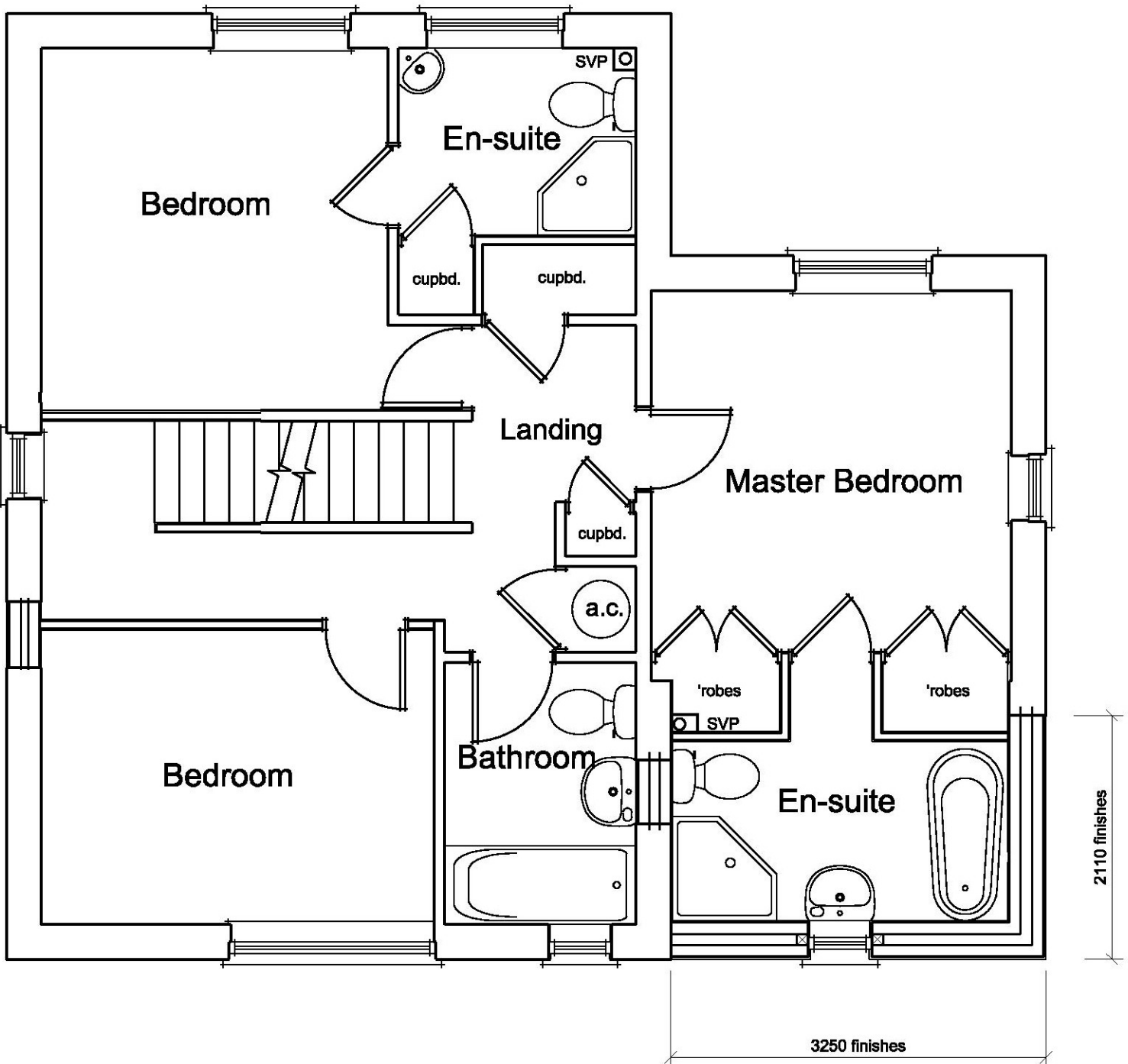
- If either the local planning authority or the Secretary of State for the Department for Communities and Local Government grant permission to develop land subject to conditions, the owner can claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render 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 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, Chapter I of the Town and Country Planning Act 1990.

Compensation

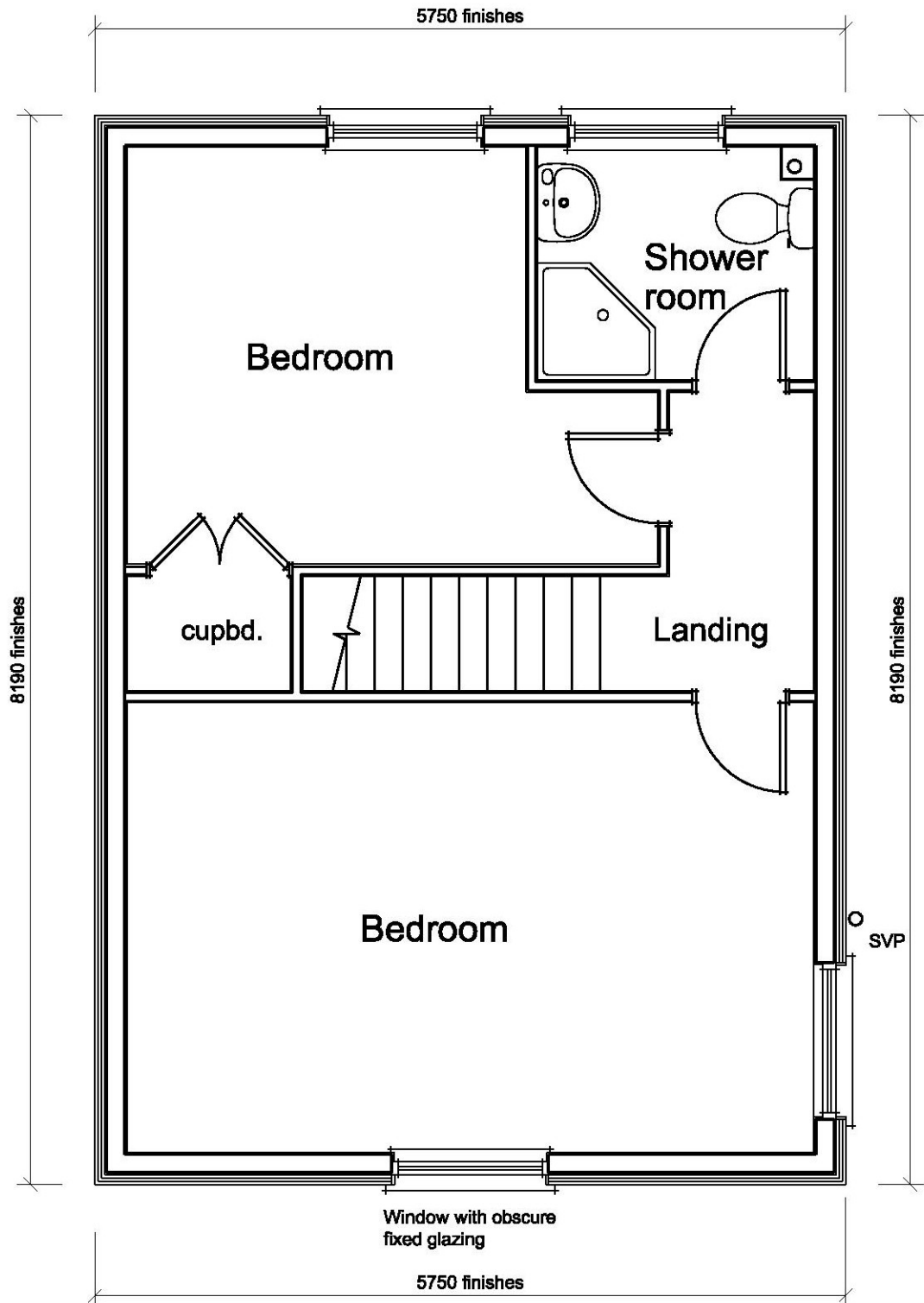
- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.
- These circumstances are set out in Section 114 and related to provisions of the Town and Country Planning Act 1990.



Ground Floor Plan



First Floor Plan



Second Floor Plan

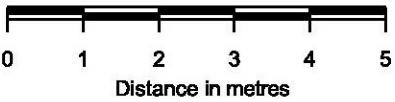
Proposed Plans



- MATERIALS SCHEDULE**
1. Re-use existing roof tiles, provide new tiles to match colour & texture where required.
 2. Weatherboards in Eternit Cedar Lap or equal and approved material to first floor and top floor.
 3. Multi-red face brickwork below DPC render to match existing above.
 4. White UPVC doors and windows.



Proposed Elevations



Block Plan 1:200

Rev. A	02.06.15	Scheme reduction for planning		
Rev. No.	Date			

	Raising roof to create second floor accommodation, two storey rear infill extension and veranda at rear. At: 55, Hamberts Road, South Woodham Ferrers, CM3 5TU.			
	ASHLEY ROBINSON PROPERTY DESIGNS 112, INCHBONNIE ROAD, SOUTH WOODHAM FERRERS, CM3 5ZW. TEL: 01245 321800			
Scale: 1:50 1:100 1:200	Date	April 2016	Drg. no: 02	Rev: A

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