



Town Planning

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DX5727 Bromley

DC/21/00033/HHPA

Mr & Mrs Onslow
C/o Mr Nick McAdam
App Architecture
13 Red Lodge Road
West Wickham
BR4 0EL

15th January 2021

Dear Sir / Madam,

Reference No : DC/21/00033/HHPA

Proposal : Single storey rear extension, extending beyond the rear wall of the original house by 4.00m, for which the maximum height would be 3.66m, and for which the height of the eaves would be 2.60m (42 Day Notification for Householder Permitted Development Prior Approval)

Location : 8 Southcroft Avenue West Wickham BR4 9JX

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY

Thank you for your householder prior approval application which was received on 10th January 2021. The 42 day determination period expires on 25th February 2021. You can track progress of your application on the web at www.bromley.gov.uk/planningaccess using reference: **21/00033/HHPA**.

We are required to send you a copy of the notice which has been sent to adjoining properties and this is attached to this letter. **Please note that from January 2016 we will no longer be carrying out any check as to whether your proposal meets any other criteria to be permitted development – it is your responsibility to ensure that your proposal meets the criteria and we strongly advise submission of a certificate of lawfulness application if prior approval is granted.**

If an objection is received then the Council will consider whether the proposal will be acceptable with regard to the impact on adjoining properties. If it is considered unacceptable you will receive a notice confirming this within the 42 days. If no objection is received, then prior approval is not required and you may proceed with the development after the expiry of the 42 day period, subject to the important information in the next paragraph. The same applies if an objection is received but the Council determines that the impact is acceptable.

Please note that the outcome of this prior notification process **will not** confirm whether your proposal meets all of the criteria to be permitted development, it will only indicate whether the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Any decision **will not** constitute confirmation of compliance with any of the other limitations or conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is your responsibility to ensure that all of the criteria for permitted development are met. A lawful development certificate application is the only way to obtain a written decision from the Council as to whether your proposal meets all of the criteria to be permitted development.

Please turn over...

More information regarding this prior approval process and permitted development is available at www.bromley.gov.uk/permitteddevelopment

This procedure is different from a lawful development certificate (also known as a certificate of lawfulness). If you require a formal determination that your proposed development complies with all of the requirements to be permitted development, you will need to submit an application for a lawful development certificate after you have secured prior approval. Forms and information regarding lawful development certificates are available at www.bromley.gov.uk/planningcertificateforms.

Yours faithfully

Planning Support Team

BELOW IS A COPY OF THE NOTICE SENT TO ADJOINING PROPERTIES WHICH WE ARE REQUIRED TO SEND TO YOU FOR YOUR INFORMATION

Dear Sir/Madam,

Notice of Householder Proposed Permitted Development – Prior Approval Application

This is an important notice about a proposed development that may affect your property. If you are not the only owner and occupier of your property, then please forward a copy of this notice to any other owners and occupiers as soon as possible.

Reference: DC/21/00033/HHPA

Proposal: Single storey rear extension, extending beyond the rear wall of the original house by 4.00m, for which the maximum height would be 3.66m, and for which the height of the eaves would be 2.60m (42 Day Notification for Householder Permitted Development Prior Approval)

Location: 8 Southcroft Avenue West Wickham BR4 9JX

Received: 10th January 2021

42 Day Date: 25th February 2021

Any objections to this proposal must be received in writing by the Council no later than 5th February 2021 or they will not be considered.

You may view this prior approval application on the web at www.bromley.gov.uk/planningaccess using reference: **21/00033/HHPA**. Should you wish to view a paper copy of the application, please contact us as soon as possible using the email or phone number set out below.

If you have an objection you are strongly advised to send it in a manner that ensures you know it has been received, as any objection not received by 5th February 2021 cannot be taken into account. Please make sure you quote the reference on any correspondence. You can submit your comments:-

Via our website at: www.bromley.gov.uk/planningaccess using reference: **21/00033/HHPA**.

By email: planning@bromley.gov.uk

By post: Planning (HHPA), Civic Centre, Stockwell Close, Bromley BR1 3UH (we suggest recorded delivery)

If you have any queries about the application please email us at planning@bromley.gov.uk quoting the reference number, or call 020 8313 4956. More information regarding this process is available on our website at www.bromley.gov.uk/permitteddevelopment.

