



Our Ref	Your Ref	Ask For	Date
21/0198		N Bowen	05 March 2021

Mr Chris Sinkinson
Home Plan Design
Dragons Lair
49 East Beach
Lytham St Annes
FY8 5EY

Dear Mr Sinkinson

21/0198 - APPLICATION FOR PRIOR NOTIFICATION OF SINGLE STOREY REAR EXTENSION OF 5.50M PROJECTION 4M RIDGE AND 2.96M EAVES

467 CLIFTON DRIVE NORTH, LYTHAM ST ANNES, FY8 2PS

I acknowledge receipt of your Prior Notification application for householder development which was received by the council on the 03 March 2021. Please note how we have described your proposal above as this description will appear on your decision notice and may differ from the wording used in your application form. If you do not agree with this description of development please contact us.

The legislation requires that the council makes a decision on the application within 42 days of its valid receipt which in this case is by 14/04/2021. In that time we will be writing to the adjoining neighbours to the application site, and then assessing whether your proposal complies with the size guidelines in the legislation. If we receive objections to the proposal, we will then assess whether the proposal has an adverse impact on the amenity of the occupiers of neighbouring properties before making a decision on the application. If that is the case and the Prior Approval is refused you will have the option of an appeal to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN within 12 weeks of the council's decision. Further details are also available on their website at www.gov.uk/planning-inspectorate.

The information submitted in your application will be supplied to neighbours, published on the council's website and contained within a weekly list of planning (and related) applications and decisions.

Please note that this Prior Notification process is applicable for an assessment of whether a single storey extension to the rear of a domestic dwelling complies with the requirements of condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015. It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. It also gives no consent for any approval that may be required under the Building Regulations and any other relevant legal requirements or Regulations.

Yours sincerely

N Bowen

Planning Technician N Bowen,