
Town and Country Planning Act 1990

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR17/1071/F
Registered: 10 November 2017

Applicant: Mr P Bhogal
2 Newfield Cottages
Chalk Road
Gorefield
Wisbech
Cambridgeshire
PE13 4PA

Agent: Mr Gareth Edwards
Swann Edwards Architecture Limited
Fen Road
Guyhirn
Wisbech
Cambs PE13 4AA

2 Address to which this permission relates

2 Newfield Cottages Chalk Road Gorefield Wisbech Cambridgeshire PE13 4PA

3 Details of this decision

Permission is **GRANTED** to carry out the **Erection of a single-storey extension to existing dwelling and erection of a 2-storey triple garage including temporary siting of caravan during development involving demolition of existing stables, stores and garage (part retrospective)** in accordance with the details set out below.

4 Conditions

This permission is subject to the following conditions:

- 1 Prior to the commencement of the relevant parts of the development hereby approved full details of the materials to be used for the external walls and roof of both the extension and detached triple garage/games room shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.

Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 2 The mobile units hereby approved shall be removed from the site within 18-months of the date of this decision or on occupation of the approved extension, whichever is the sooner.

Reason - The proposal is not one the Council is prepared to permit other than for a limited period in view of the sites location outside of a main settlement and in the interests of flood risk and the safety of the occupants.

- 3 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.

Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.

- 4 The finished floor level of the proposed extension shall match that of the existing dwelling and flood resilient and resistant techniques shall be incorporated.

Reason - To ensure that flood risk is mitigated and that the scheme accords with Policy LP14 of the Fenland Local Plan and national guidance.

- 5 The living accommodation hereby approved shall be used only in association with, and ancillary to, the occupation of the existing dwelling at 2 Newfield Cottages, Chalk Road, Gorefield and shall not be used as a separate dwelling unit.

Reason - In view of location of the site outside any main settlement the formation of a separate dwelling would be unacceptable.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
SE-863-07	Location Plan and Proposed Elevations, Floor Plan and Section (revision A)
SE-863-08	Proposed Site Plan, Elevations, Floor Plan and Section (revision A)
	Application form
SE-863-01	Existing Elevations, Floor Plan and Section

Reason - For the avoidance of doubt and in the interest of proper planning.

5 Informatives

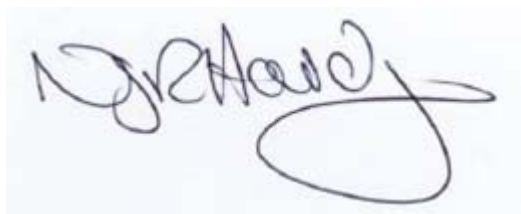
The following points are also relevant to this permission:

- 1 The application as submitted was acceptable and did not require the Local Planning Authority to work positively and proactively with the applicant to seek solutions to problems arising from the application.
- 2 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: enquiries.kl@cncbuildingcontrol.gov.uk).

6 Authorisation

Authorised by: Nick Harding
Head of Planning

Signature:



Date the decision was made: 4 January 2018

Fenland District Council
Development Services
County Road
March
Cambridgeshire
PE15 8NQ

Phone: 01354 654321
E-mail: planning@fenland.gov.uk

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 under the provisions of the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within **6 months** of the date of this notice, using a form which you can get from the Planning Inspectorate at Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, by contacting the customer support team on 0303 444 5000 or online <https://www.gov.uk/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the local planning authority could not have granted planning permission or consent 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.

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

If either the local planning authority or the Secretary of State refuses permission or listed building consent 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.

In these circumstances, the owner may serve a Purchase Notice on the District Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensations

In certain circumstances compensation may be claimed from the local planning authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.