



**Bassetlaw**  
**DISTRICT COUNCIL**  
— North Nottinghamshire —

Mr Mark Garfitt  
MG Architectural Designs Ltd  
The Turbine  
Shireoaks Business Park  
Coach Close  
Worksop  
S81 8AP

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**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**Application For:** Householder Permission

**NOTICE OF DECISION**

**Application No:** 22/00666/HSE

**Applicant:** Mr and Mrs Kilby

**Agent:** Mr Mark Garfitt

**Proposal:** Two Storey Side Extension

**Site Address:** 18 Station Avenue Ranskill Retford Nottinghamshire DN22 8LF

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The Council have considered the application and hereby **GRANT PLANNING PERMISSION** subject to the conditions which have been imposed for the reasons set out below:

**CONDITIONS:**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the following drawings published by the Authority published 16th May 2022 (unless otherwise stated):

- Amended Proposed Elevations (Published 13/06/2022)
- Proposed Floorplans
- Proposed Block Plan
- Location Plan

Reason: For the avoidance of doubt and to ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.

3. The materials used in the development hereby approved shall match as closely as possible to those used in the construction of the original dwelling, unless otherwise agreed with the Authority in writing.

Reason: To ensure the satisfactory appearance of the development.

4. The windows shown on the first floor rear elevation of the extended area shall be obscurely glazed and shall remain so in perpetuity.

Reason: In the interest of neighbouring amenity.

## **NOTES**

1. The Council have granted this permission / consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. **FAILURE TO DO SO COULD INVALIDATE THE PLANNING PERMISSION.** The Council reserve the right to refuse permission for the retention of development not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any condition is indicated on the reverse side of the decision notice.

2. Bassetlaw District Council has an adopted Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at [www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy](http://www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy)

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less than 100 square metres. If this is permission for a residential dwelling this minor exemption does not apply and development will be CIL Liable.

## **STATEMENT**

*The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.*

Date: **7 July 2022**



John Krawczyk  
Planning Development Manager  
Authorised Officer on behalf of Planning Services  
Bassetlaw District Council

**Note: Attention is drawn to the Notices attached**

## **Grant of Planning Permission**

**Application Number:** 22/00666/HSE

This permission/approval/consent is given only under the Town and Country Planning Acts. It does not give approval under the Building Regulations.

If you are aggrieved by the decision of the District Planning Authority to grant permission/approval/consent subject to conditions, then you can appeal to the Secretary of State for the Environment.

If you want to appeal and your application was not for \*householder development, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. An appeal in respect of an advertisement application must be made within eight weeks.

If you wish to appeal for a \*householder development, you must do so within 12 weeks of the date of this notice.

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 for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider the appeals solely because the local planning authority based its decision on a direction given by him.

If either the District Planning Authority or the Secretary of State for the Environment grants permission/approval/consent subject to conditions, the owner may 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 reasonable 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. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission 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 by the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

\* Householder application means – (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.

Other Acts and non-planning legislation may apply for example Right to Light or Party Wall Act etc. 1996, it is your responsibility to comply.