



Mr Stephen Geldsetzer
DME Designs
6 Tilstone Close
Eton Wick
Windsor
Berkshire
SL4 6NG

25th August 2021

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER: 21/00360/FUL/AFULZ

PROPOSED DEVELOPMENT: Erection of two storey side, first floor side, single storey rear/side and single storey front extensions.

LOCATION: 2 Hebbecastle Down Warfield Bracknell Berkshire RG42 2QD

CASE OFFICER: Shelley Clark, direct line 01344 351107

Please find enclosed your decision notice in respect of the above proposal.

Should you wish to discuss the contents of the notice, including any matters arising under the conditions included therein, please contact me.

Your attention is drawn to any conditions which require compliance prior to the commencement of the development or have a specified time limit specified thereon.

For further information including fees on the discharge of conditions please follow this link:-
<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-applications/planning-conditions>

Yours faithfully

Shelley Clark

Planning Officer
Planning Transport and Countryside
email shelley.clark@bracknell-forest.gov.uk
Direct Line 01344 351107

PLACE PLANNING AND REGENERATION

Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
T: 01344 352000 Minicom: 01344 352045 www.bracknell-forest.gov.uk

Enc.

Town and Country Planning Act 1990 (As Amended)

PLANNING PERMISSION

Mr Stephen Geldsetzer
DME Designs
6 Tilstone Close
Eton Wick
Windsor
Berkshire
SL4 6NG

APPLICANT: Helen Spendlove

DESCRIPTION: Erection of two storey side, first floor side, single storey rear/side and single storey front extensions.

LOCATION: 2 Hebbecastle Down Warfield Bracknell Berkshire RG42 2QD

APPLICATION NO: 21/00360/FUL

DECISION DATE: 25th August 2021

The Bracknell Forest Council as the Local Planning Authority hereby give notice that, in pursuance of the Town and Country Planning Act 1990 (as amended), **PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 15th March 2021, namely:

'Site Location and Block Plans' DMED 4-21 (2)
'Existing and Proposed Elevations' DMED 4-21 (3)
'Proposed Floor Layouts' DMED 4-21 (5)

Supporting Information:

Affidavit from Helen Spendlove dated 26th July 2021

Letter from neighbouring property confirming the use of the garage as ancillary residential accommodation dated 26th July 2021

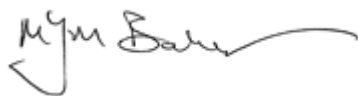
Letter from neighbouring property confirming the use of the garage as ancillary residential accommodation dated 15th August 2021

Building Control records from 2008 (08/91070/HHENQ)

Building Control records and photos showing the garage conversion and existing arrangement in July 2020 (20/00145/GCONRG).

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in both side elevations of the development hereby permitted, except for any which may be shown on the approved drawing(s) unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and fixed shut or the parts of the window, opening or enlargement which are clear glazed and/or openable are more than 1.7 metres above the floor of the room in which it is installed.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]



Max Baker
Assistant Director: Planning

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

This is a **PLANNING** permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.

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, to grant it subject to conditions, or to refuse a submission pursuant to a condition(s), then you can appeal to the Secretary of State for Communities and Local Government under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within a specified period (see note 1 below). Appeals must be made using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (This form cannot be obtained from the local planning authority), or on line at www.planningportal.gov.uk/pcs.

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 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 to develop land 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 Borough 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.

1. Consent to Display Advertisements or Refusal of Consent to Display Advertisements

- a) The regulations provide that *every* grant of express consent shall be for a fixed period which shall be no longer than *five* years from the date of grant of the consent and, if no period is specified, the consent shall have effect as consent for five years.
- b) A person who displays an advertisement in contravention of the regulations will be liable, on summary conviction, of an offence under section 224(3) of the Town and Country Planning Act 1990 (as amended), to a fine of an amount not exceeding level 3 on the standard scale and, in the case of a continuing offence, one tenth of level 3 on the standard scale for each day during which the offence continues after conviction.
- c) The regulations provide that *every* grant of express consent shall be for a fixed period which shall not be longer than five years from the date of grant of consent and, if no period is specified, the consent shall have effect as consent for *five* years.

2. Listed Building Consent or Refusal of Listed building Consent

Appeals to the Secretary of State

- a) If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you appeal to the Secretary of State for Communities and Local Government under section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1991. An appeal must be lodged within 6 months of the date of this notice.

Purchase Notices

If either the local planning authority or the Secretary of State refuses 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 works which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Borough Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note 1:

If this is a decision to refuse planning permission for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

In all other cases if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. Appellants seeking an inquiry are asked to give the Planning Inspectorate and local planning authority at least 10 days' notice that they intend to submit an inquiry appeal.

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 an appeal.