



Directorate For Planning, Growth And Sustainability

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Mr Carl Collins
Residential Architecture
13 Straight Bit
Flackwell Heath
HP10 9LS
United Kingdom

8th December 2023
Our Ref: 23/03838/HPDE

Dear Sir/Madam,

Notice under condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development)(Amendment) (England) Order, 2013

For: The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.70m and for which the height of the eaves would be maximum 3m

At: 1 North View Hardwick Buckinghamshire HP22 4EB

Thank you for notifying us of the intention to extend the above property, which was received on the 7th December 2023. It has been assigned to Anna Souter. You can track the progress of the notification by visiting our website <https://publicaccess.aylesburyvalcdc.gov.uk/online-applications/>. Please note, it can take several working days before the documents are available online. You should contact the case officer if you wish to discuss your application.

Included with the notification you have indicated whether there are any adjoining properties, and the Owner/Occupiers of any will be notified of the receipt of the notification. (Copy attached)

If I have not sent you a decision by 18th January 2024 the development may go ahead.

If the notification is Refused you can appeal to the Secretary of State for the Environment under The Householder Appeals procedure on a form which will be available on the Planning Inspectorate's web site at <https://www.gov.uk/appeal-planning-decision/how-to-appeal> or from [The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN](#). If you want to appeal, you must do so within 12 weeks of the date of this notice.

To ensure our records are always up to date, please let us know if you change your postal or email address.

Yours faithfully,

The Business Support Team

HPACKE

Copy of letter sent to any relevant Owner/Occupiers

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At: 1 North View Hardwick Buckinghamshire HP22 4EB

We received a notification on 7 December 2023 in respect of the above. I am writing to you as an owner/occupier of an adjoining premises to advise that you can view this information, plans/drawings and any other associated documents:

- online at <https://publicaccess.aylesburyvaledc.gov.uk/online-applications/> including at the internet terminals in public libraries
- online at the Council's Customer Service Centre, The Gateway, Gatehouse Road, Aylesbury, Bucks. HP19 8FF. Opening times: 9am – 5pm: Monday – Wednesday; 9.45am – 5pm: Thursday, 9am – 4.30pm: Friday

Making comments: If you wish to comment on the information you should do this by: going online at <https://publicaccess.aylesburyvaledc.gov.uk/online-applications/> and registering your details, emailing devcontrol.av@buckinghamshire.gov.uk or writing to the address above.

Please ensure that your written comments are received **within 21 days** from the date of this letter, and quote the notification number and site address together with your address and confirmation if you are an owner/occupier of any adjoin premises. If your comments are received after this deadline you may have missed the opportunity to have your comments taken into consideration.

It is important that you understand the following implication of whether or not you submit a representation to the local planning authority about the proposed development:

- if **any** of the owners or occupiers of any adjoining premises object to the proposed development, then the local planning authority **will** assess the impact of the proposed development on the amenity of any adjoining premises, and must take into account all representations made as a result of this consultation letter. The local planning authority will then decide either to give prior approval to the developer for the proposed development or to refuse prior approval for the proposed development.
- If **none** of the owners or occupiers of any adjoining premises object to the proposed development, then the local planning authority will **not** assess the impact of the proposed development on the amenity of any adjoining premises. The local planning authority will then confirm to the developer that prior approval is not required for the proposed development.

Please note:

- All comments are published on our website after obscuring signatures, personal email addresses and private telephone numbers
- There may be a delay of several days between receipt of comments and publication online
- Except for an automated email acknowledgment when comments are made on line, we do not correspond with those submitted comments. You can track the progress of this information and find out about the Council's written notice online at the above address

- The Council has 42 days to deal with the notification which expires on 18 January 2024

If prior approval is refused, the applicant can appeal to the Secretary of State. Should an appeal be lodged, we will forward any comments received to the Planning Inspector.

Yours faithfully,