

35 Lower Canes Yateley Hampshire GU46 6PY

> Our Ref; 23/02738/HOU Officer: Alexander Ralph Tel. No.: 01252 774129 Email: planningadmin@hart.gov.uk www.hart.gov.uk

> > 2nd January 2024

NOTIFICATION ABOUT RECEIPT OF PLANNING APPLICATION

PROPOSAL: Demolition of conservatory and erection of a single storey rear extension. SITE LOCATION: 38 Lower Canes, Yateley, Hampshire, GU46 6PY,

The Council has received an application for the above proposal and would like to hear your views.

Viewing & Commenting on the application

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- ✓ Local planning policies
- \checkmark The effect on the street or area
- \checkmark Design, appearance and materials
- ✓ Traffic generation and safety
- ✓ Noise and disturbance

- ✓ Government advice
- ✓ Size, layout and density of buildings
- ✓ Adequacy of parking
- \checkmark Overlooking and loss of privacy
- ✓ Ground contamination

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- **×** Structural stability and fire precautions
- × Loss of property value
- Disturbance from construction works
- × Competition
- Land and boundary disputes
- * Property maintenance issues
- Need for development (except in certain defined circumstances)

How long do I have to make comments?

× Private rights of way

- * Matters covered by leases or covenants
- * Ownership rights
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If you wish to make comments on a planning application, they must deal with issues relating to planning law, which exists to control development and use of land in the public interest:

- ✓ Local planning policies
- \checkmark The effect on the street or area
- ✓ Design, appearance and materials
- ✓ Traffic generation and safety
- ✓ Noise and disturbance

- ✓ Government advice
- ✓ Size, layout and density of buildings
- ✓ Adequacy of parking
- ✓ Overlooking and loss of privacy
- ✓ Ground contamination

The planning system does not exist to protect the private interests of one person against the activities of another. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest, Therefore, certain issues are not covered by planning law and cannot be taken into account. These include:

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- × Loss of property value
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- * Property maintenance issues
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How long do I have to make comments?

× Private rights of way

- * Matters covered by leases or covenants
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- × Loss of view

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What will happen to my comments?



45 Lower Canes Yateley Hampshire GU46 6PY

> Our Ref; 23/02738/HOU Officer: Alexander Ralph Tel. No.: 01252 774129 Email: planningadmin@hart.gov.uk www.hart.gov.uk

> > 2nd January 2024

NOTIFICATION ABOUT RECEIPT OF PLANNING APPLICATION

PROPOSAL: Demolition of conservatory and erection of a single storey rear extension. SITE LOCATION: 38 Lower Canes, Yateley, Hampshire, GU46 6PY,

The Council has received an application for the above proposal and would like to hear your views.

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