

Re: Planning Application 23/02548/HOU - more information is needed

Planning Admin <planningadmin@hart.gov.uk>

Wed 13/12/2023 11:42

To: Katherine Fitzherbert-Green <Katherine.Fitzherbert-Green@hart.gov.uk>

Yes, Kathryn spotted that too, and I had missed this, I have sent them this:

Good Morning,

The Planning Team Leader has advised me that she feels that you may have misunderstood our request.

The only thing you need to do to validate your application is as follows:

- Serve notice on the relevant person(s)*
- Complete Certificate B*
- Cross through any other certificate which you may have completed*
- Re-date the declaration at the end of the form*

It would appear that you have requested an extension of time in order to secure a party wall agreement.

This is not necessary to validate your planning application as party wall agreements are not planning matters.

Are you still of the opinion that you need an extension of time to validate or will you be able to make this change to the Certificate of Ownership within your application form within the 56 days I am given to validate a planning application.

Many Thanks

Sharon Embleton

Planning Administration

Place

Hart District Council

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From: Katherine Fitzherbert-Green <Katherine.Fitzherbert-Green@hart.gov.uk>

Sent: 13 December 2023 11:32

To: Planning Admin <planningadmin@hart.gov.uk>

Subject: RE: Planning Application 23/02548/HOU - more information is needed

Hi Sharon,

I am happy to approve the additional time given that only a short period of time is being requested.

I note that they are seeking the time to confirm, it appears, that a Party Wall Agreement is needed which is not a planning matter!

Kind regards

Katherine Fitzherbert-Green
BSc (Hons) MSc DipUP MRTPI
Interim Development Management and Building Control Manager
Hart District Council

01252 774115

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From: Planning Admin <planningadmin@hart.gov.uk>
Sent: Wednesday, December 13, 2023 9:59 AM
To: Katherine Fitzherbert-Green <Katherine.Fitzherbert-Green@hart.gov.uk>; Pippa Moore <Pippa.Moore@hart.gov.uk>; Kathryn Pearson <kathryn.pearson@hart.gov.uk>; Victoria Goldberg <victoria.goldberg@hart.gov.uk>
Subject: Fw: Planning Application 23/02548/HOU - more information is needed

Good Morning,

Agent is requesting an extra 14 days on top of the standard 56 days to validate their planning application.

Can I accept this request?

Cheers

Sharon

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From: Ungureanu Laura [REDACTED] >
Sent: 12 December 2023 15:06
To: Planning Admin <planningadmin@hart.gov.uk>
Cc: Lisa Smith [REDACTED]
Subject: Re: Planning Application 23/02548/HOU - more information is needed

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Hi Sharon,

I hope you are well.
Thank you for your email.

Can we have another 14 days please?

Kind regards,
Laura Ungureanu

On Fri, 8 Dec 2023 at 8:15, Planning Admin
<planningadmin@hart.gov.uk> wrote:

Good Morning,

I am given 56 days to validate a planning application before I am expected to either close it or to seek authorisation from my manager to keep it open for longer to allow it to be validated.

This application is 13 days old so I have another 43 days to get it valid.

If you let me know how much longer you are going to need I will take the request to my manager.

Many Thanks

Sharon Embleton

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From: Ungureanu Laura [REDACTED]
Sent: 07 December 2023 13:47
To: Planning Admin <planningadmin@hart.gov.uk>
Cc: Lisa Smith [REDACTED]
Subject: Re: Planning Application 23/02548/HOU - more information is needed

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Hi Sharon,

Thank you for your time and advice.
As I mentioned over the phone, we will amend this through the planning portal.

Can you please approve an extension of time?

Kind regards,
Laura Ungureanu

On Thursday, December 7, 2023 at 11:17:20 AM GMT, Ungureanu Laura [REDACTED] wrote:

Hi Sharon,

I hope you are having a great week.

From our information, according to the Certificate B:

Certificate B (Shared Ownership - all other owners known)
Certificate B should be completed if the applicant is not the sole owner, but knows the names and addresses of all the other owners (e.g. this certificate will need to be served if the proposals encroach onto adjoining land). The Notice to Owners (Notice 1) must also be completed and sent to all known owners. If the proposal is a Householder Development, the Householder Notice should be completed.

We are concerned that we need to submit a planning application stating that the proposal is on shared land.

The proposal is to have a gap from their wall. We will need a party wall agreement because the extension will be less than 3m from the no.31 neighbour. The party wall will resolve the issues of the existing garage adjoining no31 wall.

We will need an extension of time to ensure we have a confirmation on this matter
Can we please have another week - 18th or 19th of December? Please confirm.

Kind regards,
Laura Ungureanu

On Wednesday, December 6, 2023 at 10:28:33 AM GMT, Planning Admin <planningadmin@hart.gov.uk> wrote:

Good Morning,

Based on the photographs provided it appears that the garage which is proposed for demolition is physically attached to the neighbouring property so the relevant Certificate of Ownership is Certificate B.

Many Thanks

Sharon Embleton

Planning Administration

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From: Ungureanu Laura <[REDACTED]>
Sent: 04 December 2023 06:18
To: Planning Admin <planningadmin@hart.gov.uk>
Cc: Lisa Smith <[REDACTED]>
Subject: Re: Planning Application 23/02548/HOU - more information is needed

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Dear Validation Team,

I hope you had a great weekend.

Thank you for your review of the application and the formal letter requesting further information.

Please see below the response for all 3 items in blue:

"1. Please note that your proposal is incorrect or incomplete when compared to your plans. Please confirm that you are happy for us to amend your proposal (as shown above) to match your plans." Please proceed with the proposal title as indicated by yourself:

Erection of a single-story side extension with alterations to ground level following demolition of existing garage, bin store, deck, and pergola and alterations to the window to ground floor front and hard landscaping

"2. From the drawings submitted it appears that your proposal will be built on the common boundary/overhang the neighbouring property/involve a shared access/encroach onto or include works to the public highway. As notice cannot be served retrospectively, please complete the following steps:- Serve notice on the relevant person(s)- Complete Certificate B- Cross through any other certificate which you may have completed- Re-date the declaration at the end of the form " After receiving the formal letter, I spoke over the phone with a member of the validation team. She kindly requested more information and photos of the existing garage (no.29) attached to the no.31 external wall. She advised that after receiving the photos from us, the validation team will make a judgment call and inform us if it is still required to Complete Certificate B, as stated above. We would like to reinforce that the proposal will not encroach on neighboring property. The proposed extension will be detached from the neighbor's property walls, foundations, and land. Please see attached a pdf with images as requested.

"3 Please add the distances from the proposed development to all relevant site boundaries to your Block Plan. If the distance is nil please state this and confirm in writing that no part of the development will encroach on, over or under the boundary. " Please see attached the revised plans showing the dimensions to the site boundary, both to the Block Plan and to the Ground Floor Plan.

We are looking forward to your kind response.

Kind regards,
Laura Ungureanu

On Tuesday, November 21, 2023 at 03:44:10 PM GMT, <planningadmin@hart.gov.uk> wrote:

Thank you for your application to Hart District Council. Before we can progress your application further, we need more information from you - please see attached letter for more details.

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