

Please can you confirm that this now resolves matters?

Thank you.

Kind regards,

Ros

Rosalind Gall MA MRTPI
Associate Director



Cheyenne House, West Street, Farnham, Surrey, GU9 7EQ



admin@solveplanning.co.uk www.solveplanning.co.uk

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

Sent: Tuesday, January 16, 2024 9:43 AM

To: Ros Gall 

Subject: Re: Planning Application 23/02804/HOU - more information is needed

Good Morning,

Many thanks for providing plans of the outbuilding which houses the cycle storage, unfortunately there is a discrepancy between what is shown on the Block Plan and what is shown on the elevations in that the size of the outbuilding as shown on the Block Plan is approx. 16.4m x 3.4m and the size of the outbuilding as shown on the elevations is approx. 10.3m x 3.9m.

Please correct and re-submit whichever of these plans is incorrect and I will clear this reason for invalidity.

Many Thanks

Sharon Embleton

Planning Administration

Place

Hart District Council

01252 774419

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From: Ros Gall [REDACTED]
Sent: 15 January 2024 13:47
To: Planning Admin <planningadmin@hart.gov.uk>
Subject: RE: Planning Application 23/02804/HOU - more information is needed

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Good afternoon,

Thank you for your email.

We are happy to confirm no additional cycle spaces are proposed and are happy to rely on the existing situation in this regard.

Kind regards,

Ros

Rosalind Gall MA MRTPI
Associate Director



Cheyenne House, West Street, Farnham, Surrey, GU9 7EQ
[REDACTED]

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From: Planning Admin <planningadmin@hart.gov.uk>
Sent: Monday, January 15, 2024 10:29 AM

To: Ros Gall [REDACTED]
Subject: Re: Planning Application 23/02804/HOU - more information is needed

Good Morning,

Thanks for confirming that you are happy for us to assess your application based upon the 7 car parking spaces shown on your parking plan.

If you would like the cycle spaces to be taken into consideration as part of this planning application please provide floorplans and elevations of the cycle store.

If you are happy for us not to take the cycle parking spaces into consideration as part of this planning application please confirm this in writing.

Many Thanks

Sharon Embleton

Planning Administration

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From: Ros Gall [REDACTED]
Sent: 12 January 2024 13:30
To: Planning Admin <planningadmin@hart.gov.uk>
Subject: RE: Planning Application 23/02804/HOU - more information is needed

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Good afternoon,

Thank you for your email below. Just to confirm there is no new dwelling proposed. The application is for ancillary annex accommodation.

No new cycle parking or car parking is proposed, the parking plan simply shows the parking that exists. Whilst there is clearly plenty of space for parking on the drive, we are happy for the application to rely on the policy compliant provision of 7 spaces.

Attached are photographs of the existing outbuilding which is shown on the car parking plan as containing cycle storage. The existing outbuilding has three sections. The section used for bike storage measures 3.4 x 4.0 which is clearly ample for the increase in bedrooms from 5 to 7. Given this is an existing situation and the nature of the application is for annexe accommodation we would hope that this gives sufficient information for validation.

Would be grateful if you could confirm.

Thank you.

Kind regards,

Ros

Rosalind Gall MA MRTPI
Associate Director



Cheyenne House, West Street, Farnham, Surrey, GU9 7EQ



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

Sent: Monday, January 8, 2024 8:52 AM

To: Ros Gall 

Subject: Re: Planning Application 23/02804/HOU - more information is needed

Good Morning,

Many thanks for the below and the attached please find below your final reason for invalidity expanded upon as required:

4) Please supply Parking Provision details. Parking Provision details will include details of existing and proposed parking provision when there is an increased need for car/lorry parking and/or where existing car/lorry parking arrangements are changing.

When cycle stores are required (all new dwellings and new/expanded commercial development will require the provision of cycle stores) please supply details of location, elevations and materials for cycle stores.

Cycle stores must be designed and sited to minimise their impact and should, wherever possible, be either incorporated internally as part of the building or sited behind the building line.

See also The Council's Interim Guidance: www.hart.gov.uk/planning-policy-guidance and Manual for streets: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf.

Your submitted parking plan shows that 7 car parking spaces can be accommodated on site and you have not provided floorplans or elevations of the cycle store to show how many cycles can be accommodated within this structure.

If you would like 14 car parking spaces and the cycle spaces to be considered as part of this planning application please show how the 14 car parking spaces can be accommodated on site and provide floorplans and elevations of the cycle store.

If you are happy for 7 car parking spaces and no cycle spaces to be considered as part of this planning application please confirm this in writing.

Many Thanks

Sharon Embleton

Planning Administration

Place

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From: Ros Gall <[REDACTED]>
Sent: 05 January 2024 14:48
To: Planning Admin <planningadmin@hart.gov.uk>
Subject: RE: Planning Application 23/02804/HOU - more information is needed

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Good afternoon,

Further to my earlier email, please see attached the required parking indicated on the block plan. There is no change to the existing situation as this is provided on the existing substantial drive which has space for approximately 14 cars. Cycle storage is provided in the outbuilding.

I would be grateful for confirmation that the application can now be validated.

Kind regards,

Ros

Rosalind Gall MA MRTPI
Associate Director

Cheyenne House, West Street, Farnham, Surrey, GU9 7EQ

admin@solveplanning.co.uk <https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.solveplanning.co.uk%2F&data=05%7C02%7Cplanningadmin%40hart.gov.uk%7C7c161ec674014ff928f908dc0dfd5e46%7C437487d01c5f47b6bd4ea482ae3b011e%7C0%7C0%7C638400629069611558%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=Jb%2FJrr12wcCk9DbfcgWlXcnn4wHpFeD%2FOprFyOAD1KU%3D&reserved=0>

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-----Original Message-----

From: Ros Gall

Sent: Friday, January 5, 2024 2:12 PM

To: planningadmin@hart.gov.uk

Subject: RE: Planning Application 23/02804/HOU - more information is needed

Good afternoon,

Further to the attached letter, please see responses below:

- 1) Agree
- 2) Please see attached updated Site Location Plan. The site is located along a very long stretch of Farnham Road where there are no other roads bi-secting. We have therefore included the access

road names on the attached. Similar Site Location Plans have been accepted at the site.

3) Please see attached

4) The proposal does not affect the car parking arrangements. However, we will follow up shortly with the car parking and cycle parking indicated on the block plan.

Kind regards,

Ros

Rosalind Gall MA MRTPI
Associate Director

Cheyenne House, West Street, Farnham, Surrey, GU9 7EQ

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-----Original Message-----

From: planningadmin@hart.gov.uk <planningadmin@hart.gov.uk>

Sent: Friday, January 5, 2024 10:40 AM

To: Ros Gall <ros.gall@hart.gov.uk>

Subject: Planning Application 23/02804/HOU - more information is needed

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.