

RE: Planning Application 24/00496/GPDCOM - more information is needed

Ryan Snow [REDACTED]

Thu 07/03/2024 15:14

To: Planning Admin <planningadmin@hart.gov.uk>; Steve Clifton [REDACTED]

1 attachments (274 KB)

E(PA)108 PA1.PDF

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Hello Sharon,

Please find attached a set of 'proposed elevations', which now detail the dimensions of the windows (height). The widths are shown on the plans which you already have a copy of.

I would be grateful if you could acknowledge receipt and proceed with validation of the application.

Kind regards,

Ryan

**Ryan Snow**

BSc(Hons) MSc MRTPI

Associate

[REDACTED] [bell-cornwell.co.uk](mailto:ryan.snow@bell-cornwell.co.uk)

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

Sent: Thursday, March 7, 2024 2:47 PM

To: Steve Clifton [REDACTED]; Ryan Snow [REDACTED]

Subject: Re: Planning Application 24/00496/GPDCOM - more information is needed

Good Afternoon,

The requirements of Paragraph W go above and beyond the usual requirement for scaled plans in that they set out specifically that the proposed elevations of the dwelling (which are missing from this submission) should be marked up to show the dimensions of the doors and windows (which are also missing from the existing elevations of the building).

Please advise me if you wish to dispute this validation requirement and I will take the matter to my validation meeting on Monday.

Many Thanks

Sharon Embleton

#### Planning Administration

Place

Hart District Council

01252 774419

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From: Steve Clifton [REDACTED]

Sent: 07 March 2024 14:42

To: Planning Admin <planningadmin@hart.gov.uk>; Ryan Snow [REDACTED]

Subject: RE: Planning Application 24/00496/GPDCOM - more information is needed

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Hi Sharon

The drawing is to scale with a scale bar. That should enable the officer to measure the window heights.

Kind Regards

STEVE CLIFTON  
Director

# SCd Architects

[www.scdarchitects.co.uk](http://www.scdarchitects.co.uk)

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For and on behalf of SCd Architects Ltd  
Registered office: Netley House, Shere Road, Gomshall, Surrey. GU5 9QA  
Registered in England and Wales No. 6516732

From: Planning Admin <[planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)>  
Sent: Thursday, March 7, 2024 2:40 PM  
To: Ryan Snow [REDACTED]  
Cc: Steve Clifton [REDACTED]  
Subject: Re: Planning Application 24/00496/GPDCOM - more information is needed

Good Afternoon,

I must have an earlier revision as the version I have is not marked up with any dimensions.



Please provide the revisions of the existing elevations which is marked up with the heights of the windows and I will take this to my validation meeting on Monday to see if I am allowed to validate your submission without the proposed elevations.

Many Thanks

Sharon Embleton

**Planning Administration**

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From: Ryan Snow [REDACTED]  
Sent: 07 March 2024 14:36  
To: Planning Admin <[planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)>  
Cc: Steve Clifton [REDACTED]  
Subject: RE: Planning Application 24/00496/GPDCOM - more information is needed

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Hello Sharon,

Yes, the heights are shown on the existing elevations which are not proposed to change. That is a scaled drawings and so it is clear.

Kind regards,

Ryan

**Ryan Snow**

BSc(Hons) MSc MRTPI

Associate

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From: Planning Admin <[planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)>  
Sent: Thursday, March 7, 2024 2:35 PM  
To: Ryan Snow [REDACTED]  
Subject: Re: Planning Application 24/00496/GPDCOM - more information is needed

Good Afternoon,

I can only see the widths of the windows and not the heights, are the heights noted anywhere on the plan?

Many Thanks

Sharon Embleton

**Planning Administration**

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From: Ryan Snow [REDACTED]  
Sent: 07 March 2024 14:30  
To: Planning Admin <[planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)>  
Subject: RE: Planning Application 24/00496/GPDCOM - more information is needed

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Hello Sharon,

I've had the architect now make clear the dimensions of the glazing elements to be retained that will serve each room (including non habitable rooms). Therefore, notwithstanding the fact that there are no external alterations, the officers can easily establish the amount of light that each room will receive.

Kind regards,

Ryan

**Ryan Snow**

BSc(Hons) MSc MRTPI

Associate

[bell-cornwell.co.uk](mailto:ryan.snow@bell-cornwell.co.uk)

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From: Planning Admin <[planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)>  
Sent: Thursday, March 7, 2024 1:32 PM  
To: Ryan Snow  
Subject: Re: Planning Application 24/00496/GPDCOM - more information is needed

Good Afternoon,

That is correct, I have the existing elevations of the building, it is the proposed elevations of the dwelling which are missing from your submission.

You state that the application proposes no external alterations, there are external alterations shown on your floorplans so if the application proposes no external alterations please amend your floorplans to reflect this fact.

Once this has been done your existing elevations, annotated up with the position and dimensions of the doors and windows, will clear this reason for invalidity.

Many Thanks

Sharon Embleton

#### Planning Administration

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From: Ryan Snow  
Sent: 07 March 2024 13:14  
To: Planning Admin <[planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)>  
Subject: RE: Planning Application 24/00496/GPDCOM - more information is needed

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Hello,

You will be aware that at Paragraph W it states:

Procedure for applications for prior approval under Part 3

W.—(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

(2) The application must be accompanied by—

(a) a written description of the proposed development, which, in relation to development proposed under Class F1... M, N or Q of this Part, must [F2]in the same application include any building or other operations;

(b) a plan indicating the site and showing the proposed development;

[F3]in relation to development proposed under Classes [F4G] M, [F5MA,] N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this sub-paragraph, "net increase in dwellinghouses" is the number of dwellinghouses proposed by the development

that is additional to the number of dwellinghouses on the site immediately prior to the development);  
 [F6(bb)in relation to development proposed under Class Q of this Part, a statement specifying—  
 (i)the number of smaller dwellinghouses proposed;  
 (ii)the number of larger dwellinghouses proposed;  
 (iii)whether previous development has taken place under Class Q within the established agricultural unit and, if so, the number of smaller and larger dwellinghouses developed under Class Q;]  
 [F7(bc)in relation to development proposed under Class [F8G,] M, [F9MA,] N, O, PA or Q of this Part, a floor plan indicating [F10the total floor space in square metres of each dwellinghouse,] the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses;]  
 (c)the developer's contact address;  
 (d)the developer's email address if the developer is content to receive communications electronically; and  
 (e)where sub-paragraph (6) requires the Environment Agency M1 to be consulted, a site-specific flood risk assessment, together with any fee required to be paid.

The section highlighted states a floor plan indicating [F10the total floor space in square metres of each dwellinghouse,] the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses;

It does not state 'of the existing building'. If it was meant to refer to the existing building then it would refer to the existing building. But it does not.

That application proposes no external alterations. Therefore, the existing elevations are valid and there can be no proposed elevations.

The application is, therefore, valid as received by the LPA. The clock started on submission and payment of the application.

Kind regards,

Ryan

**Ryan Snow**

BSc(Hons) MSc MRTPI

Associate

[Redacted] | [bell-cornwell.co.uk](http://bell-cornwell.co.uk)

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-----Original Message-----  
 From: [planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk) <[planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)>  
 Sent: Thursday, March 7, 2024 11:10 AM  
 To: Ryan Snow [Redacted]  
 Subject: Planning Application 24/00496/GPDCOM - 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.