



UTTLESFORD DISTRICT COUNCIL

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26th April 2024

Mr P Thornton
Laneton Design
12 Benfield Way
Braintree
CM7 3YS

Our Ref: UTT/24/0893/PDE

Email:
uconnect@uttlesford.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (As Amended)
The Town and Country Planning (General Permitted Development (England) Order 2015 (as amended)

Neighbour Consultation Scheme Reference: UTT/24/0893/PDE
Proposal: Proposed single storey rear extension - extending 8m from rear wall, maximum height 3m and height to eaves 2.1m
Location: Nonane Tilekiln Green Great Hallingbury Bishops Stortford

Receipt is acknowledged of your recent submission of details relating to an extension at the above location under the Neighbour Consultation Scheme.

The Local Authority will respond by 6th June 2024

If the local authority does not notify the applicant of its decision within the 42 day determination period, the development may go ahead.

The application can be viewed on our Public Access website via uttlesford.gov.uk/planning or alternatively:



Scanning the QR code
A QR code is a type of barcode that can be scanned. You can scan the QR code opposite by using the camera on your mobile phone or tablet. Once you scan it, you will get a prompt to open the website.

Below is a copy of the notice sent to neighbouring properties:

Dear Owner/Occupier

This is a notice about a proposed development that may affect your property. It's important that you read and understand this notice, because whether or not the local planning authority assess the impact of the proposed development is determined by whether or not any owner or occupier of any adjoining premises objects to the proposed development. If you are not the only owner and occupier of your property, then you should forward a copy of this notice to all other owners and occupiers as soon as possible, because there is a deadline by which representations are to be received by the local planning authority.

The details of the proposed development are as follows:

Address of the proposed development:

Nonane Tilekiln Green Great Hallingbury

Description of the proposed development:

Proposed single storey rear extension - extending 8m from rear wall, maximum height 3m and height to eaves 2.1m

The date by which representations are to be received by the local planning authority:

The local planning authority received the notification from the developer on 25th April 2024, and the date by which the local planning authority should issue a written notice to the developer is 6th June 2024

This process is set out by condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

It's important that you understand the following implications 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 also note the following:

- The term “representation” applies to most types of responses received by the local planning authority about a proposed development, including responses indicating objections, responses indicating support, and responses providing comments.
- For the purposes of this legislation, “height” is measured from the highest part of the surface of the ground immediately adjacent to the proposed development. If the proposed development includes parapet walls, then these may not be included in any reference to the “height of the eaves” of the proposed development.
- “Adjoining premises” refers to any property that shares a boundary (including to the rear) with the site subject of the proposed development.

If you wish to submit a representation, then please ensure the following:

- That your representation is received by the local planning authority by
- That your representation clearly states your name and address. Please note that if the address that you state is not the address of one of the adjoining premises, then the local planning authority will assume that you are not the owner or occupier of one of the adjoining premises (unless you clearly state otherwise).
- That your representation clearly states whether or not you object to the proposed development.

Viewing applications online and at the Council Offices.

All documentation submitted with the application is available online, via our website uttlesford.gov.uk/planning or



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You can also make representations on the application via this website.

Yours faithfully

The Planning Department