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Mr I Hatton
19 Woodview
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10 November 2020

Please ask for:
Nicola Spencer

Our Ref: LU/276/20/HH

Ext 37446

Dear Mr Hatton

Thank you for your letter of 4 November, it has been passed to me for response.

I am sorry that you are peeved and feel that we are being awkward. All of our validation requirements are clearly published in validation requirements list which I have attached for your information. Your planning application was received on 5 October (not July) and we have written to you three times. The first letter on 13 October was to clarify that you were making a planning application as it was unclear because you had included the correspondence with Building Control. The second on 22 October, requested the missing / corrected information and the third on 2 November, repeated the request for the information that was still to be provided.

With regard to the fee, I am afraid that the email you enclosed from Sarah Radley in the Building Control Department related to Building Regulations. Under the Building Regulations you are entitled to a free re-submission for a rejected application.

The previous planning application was not rejected. Under the criteria in the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 you are not entitled to a free re-submission as the applicant is different to the previous applicant of LU/334/19/HH.

The application cannot be made valid until the correct fee of £206.00 has been provided.

With regards to the discrepancy between the proposed elevations and the proposed floor plans submitted, these plans must match so it is completely clear what you are applying for and if successful what the approval relates to. There cannot be a discrepancy in the plans, they must be amended to show the correct measurements on both.

It is a local validation requirement that the written dimensions of the distances of the proposal from the boundaries are shown on the block plan so that it is clear how far the proposed extension is from the side and rear boundaries. The purpose of requiring this is so that anyone with an interest in the development can be clear how far the proposal is

from the boundaries. Whilst you have included the distances of the existing property to the boundaries on the existing floor plan this does not clarify how far the proposed extension will be. Please provide this information.

It is also a local requirement that a CIL Additional Information Form is submitted. I have enclosed the necessary form for you to complete and return.

The submission of the fee is a National Validation requirement and the application cannot be validated without it. As stated in our letter requesting this information you will be aware that you can challenge the Local Validation Requirements under article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. If you wish to do this, you need to specify why these requests do not meet the tests of reasonableness as contained in the Procedure Order.

I trust that now I have clarified why the fee and information is needed you will provide the information as soon as possible so that the application can be progressed. The application cannot proceed until these matters have been resolved as currently it is not a valid planning application.

Yours sincerely



Nicola Spencer
Technical Support Manager