



Revision Schedule

Revision Number	Revision Description	Revision Date
A	Planning	04.01.21
B	Planning	19.01.21
C	Planning	28.01.21
D	Planning	02.02.21
E	Validation Planning	19.02.21
F	Planning	22.02.21
G	Revised planning	14.12.22
H	Revised site layout	14.04.23
I	revised single house	23.05.23
J	revised elevation and site plan	31.01.24
K	Revised following clients comment and LPA design comment.	01.02.24
L	modified following client discussion	02.02.24
M	annotation removed	06.02.24

NOTES

All building work is to conform with full planning approval, application drawings and stipulated planning conditions approved by the Local Planning Authority.

All building work is to conform with 1991 Building Regulations and all subsequent revised documents and to the satisfaction of the building control officer or equally approved.

The contractor is to check all dimensions and conditions on site before commencing. Figured dimensions shall be preferred to scaled dimension. All adjoining properties are indicative layouts and are not to be scaled.

Drawing to be read in conjunction with the Employers Requirements and relevant specification documents.

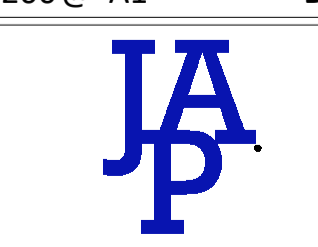
It is intended that this drawing had been produced and issued for sole purpose noted within the title block. It is not intended that this drawing be used by any other person or for any other purpose.

119 Higher Lane
 Lymm, Cheshire
 Fran. Clarkson

DRAWING NAME:
 Proposed Site Plan

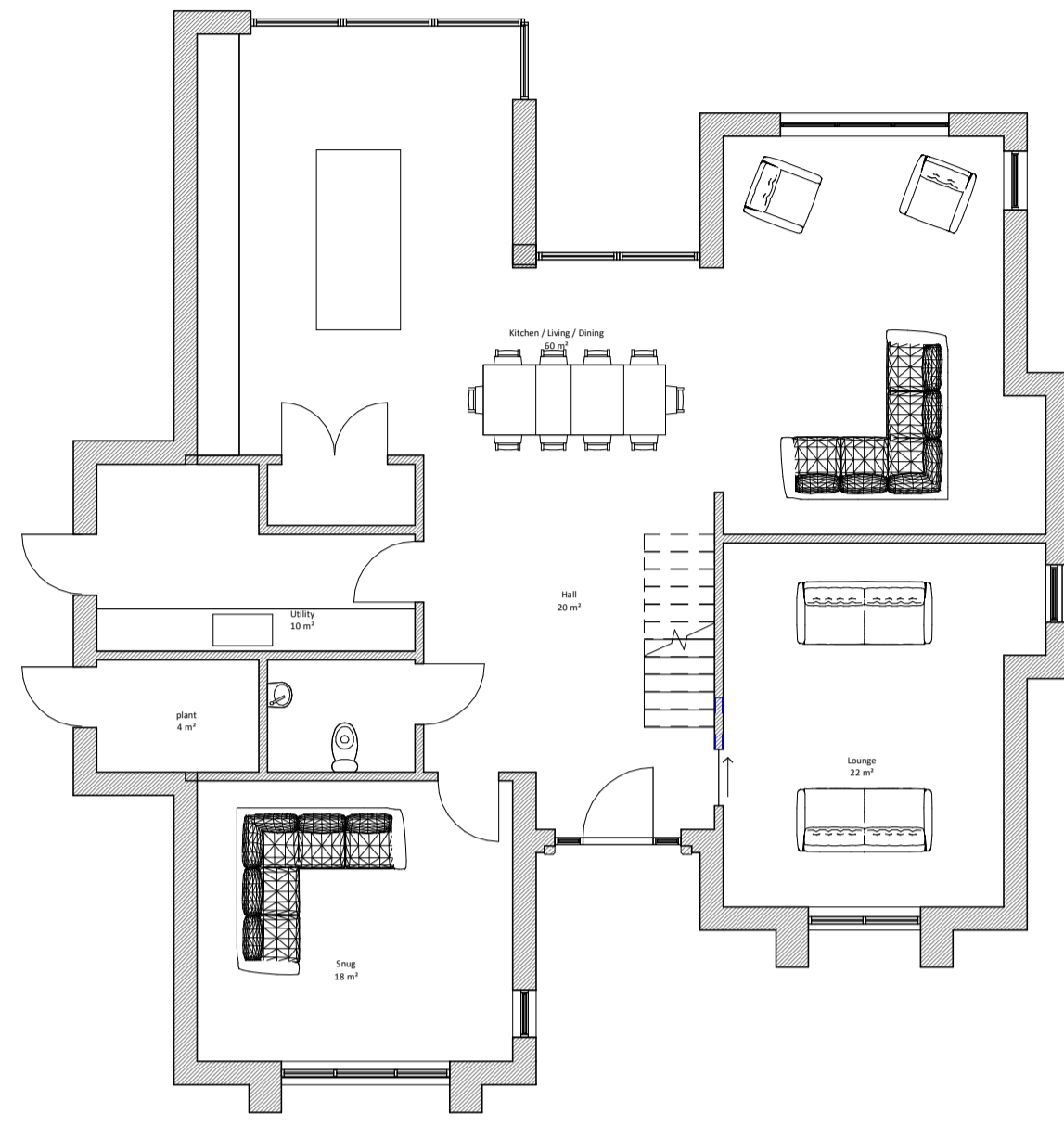
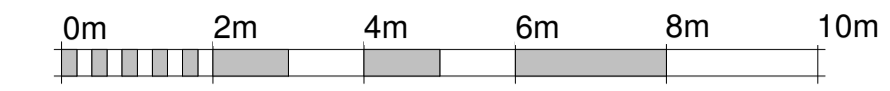
DRAWING:-	1383 105	Rev
	Planning	M

SCALE: 1 : 200 @ A1 **DATE:** Dec 2020



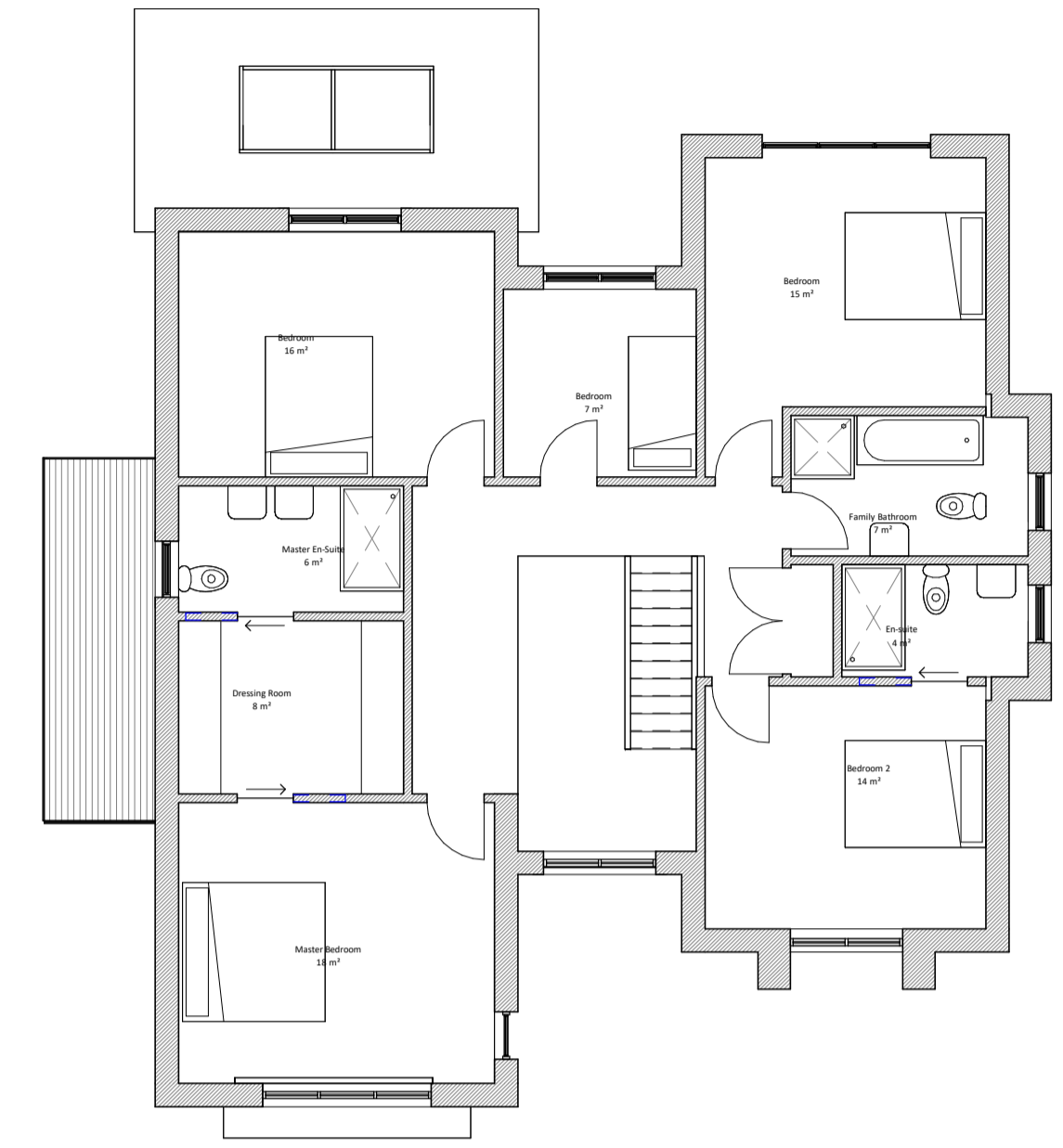
Jay Ashall Partnership
 Chartered Architects

Proposed Site Plan
 1 : 200



Proposed Ground Floor Plan

1 : 100



Proposed First Floor Plan

1 : 100



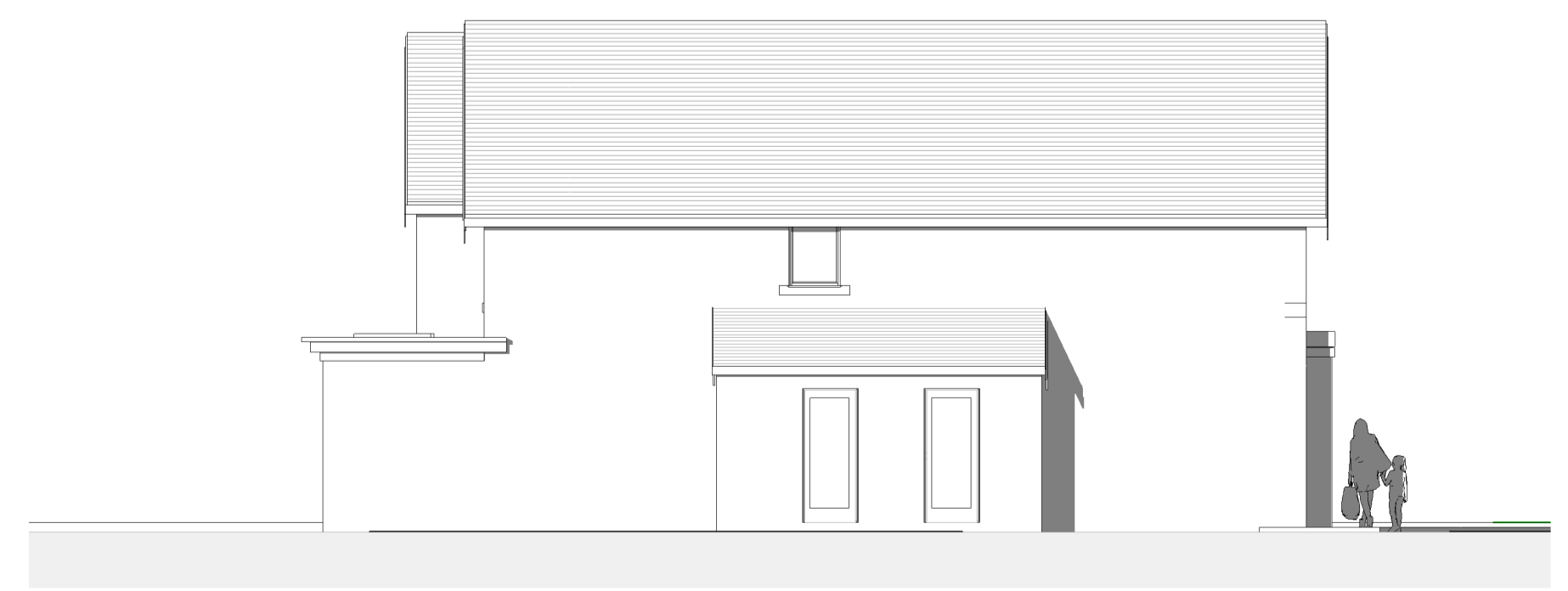
Proposed Front Elevation

1 : 100



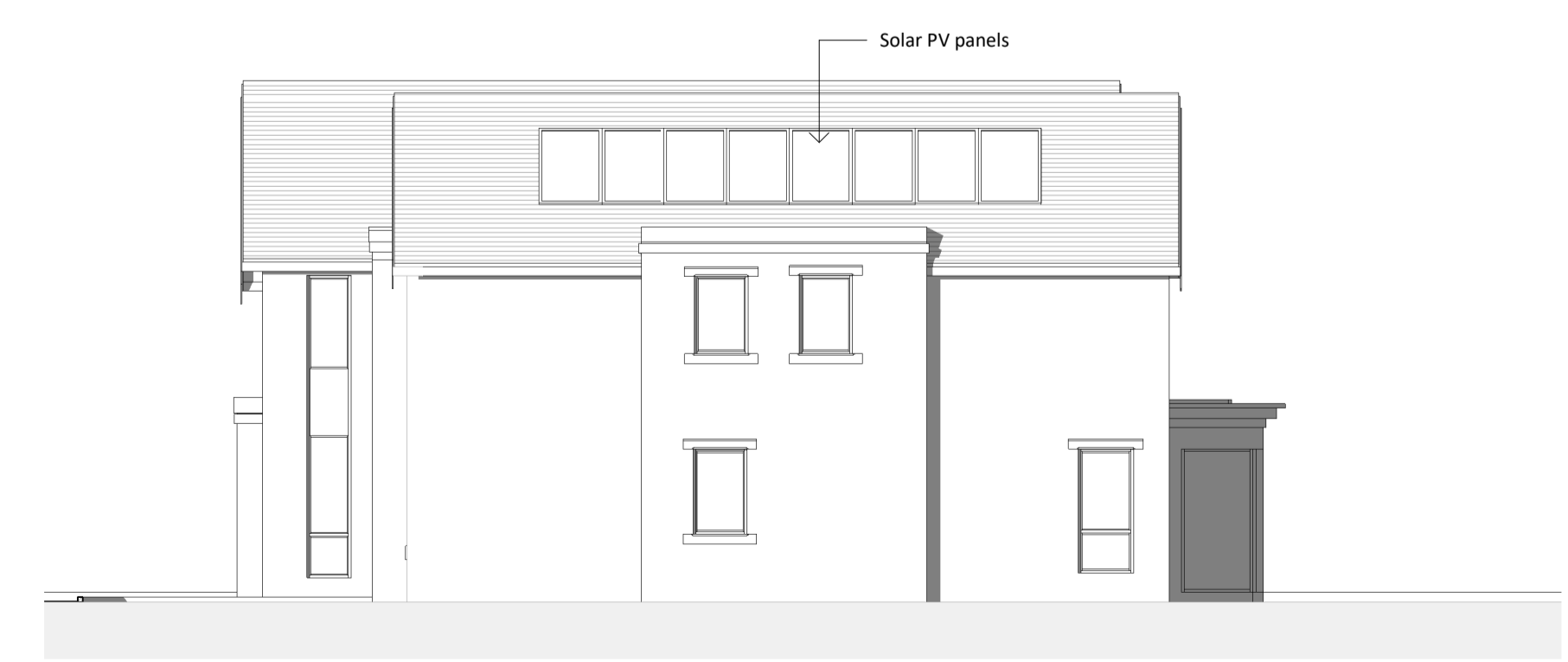
Proposed rear Elevation

1 : 100



Proposed Side (North) Elevation

1 : 100



Proposed Side (south) elevation

1 : 100

Revision Schedule		
Revision Number	Revision Description	Revision Date
A	Planning	04.01.21
B	Planning	02.02.21
C	Validation Planning	14.12.21
D	Revised planning	14.12.22
E	revised single house	23.05.23
F	revised following client comment	14.05.23
G	modified annotations	16.06.23
H	annotation added	29.01.24
I	revised elevation and site plan	31.01.24
J	Revised following clients comment and LPA design comment.	01.02.24
K	modified following client discussion	02.02.24

NOTES

All building work is to conform with full planning approval, application drawings and stipulated planning conditions approved by the Local Planning Authority.

All building work is to conform with 1991 Building Regulations and all subsequent revised documents and to the satisfaction of the building control officer or equally approved.

The contractor is to check all dimensions and conditions on site before commencing. Figured dimensions shall be preferred to scaled dimension. All adjoining properties are indicative layouts and are not to be scaled.

Drawing to be read in conjunction with the Employers Requirements and relevant specification documents.

It is intended that this drawing had been produced and issued for sole purpose noted within the title block. It is not intended that this drawing be used by any other person or for any other purpose.

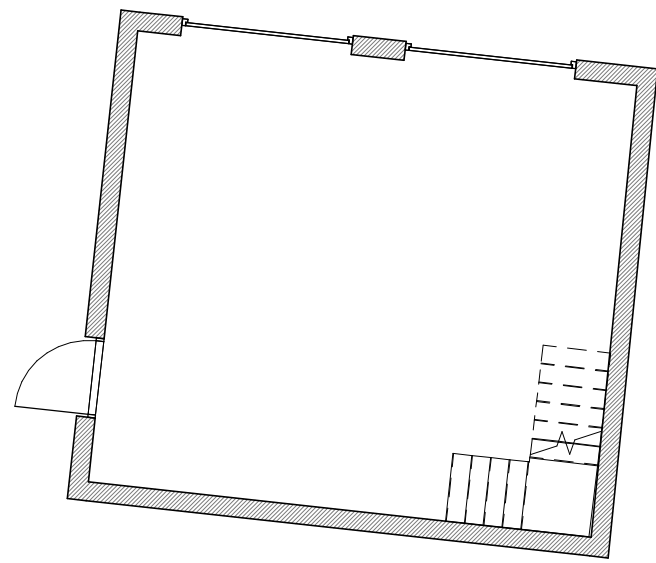
119 Higher Lane
Lymm, Cheshire
Fran. Clarkson

DRAWING NAME:
House Proposed Floor Plans & Elevations

DRAWING:- 1383 112 Planning	Rev
	K

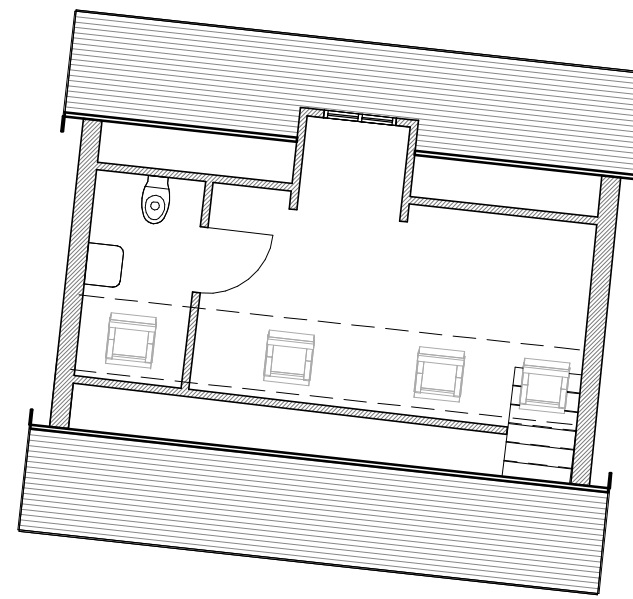
SCALE: 1 : 100 @ A1 **DATE:** Dec 2020

Jay Ashall Partnership
Chartered Architects



Proposed Garage Floor Plan

1 : 100



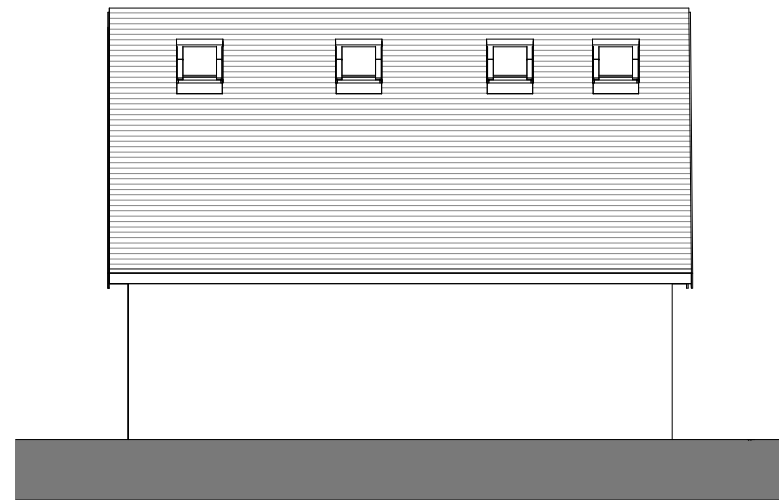
Proposed Garage First Floor

1 : 100



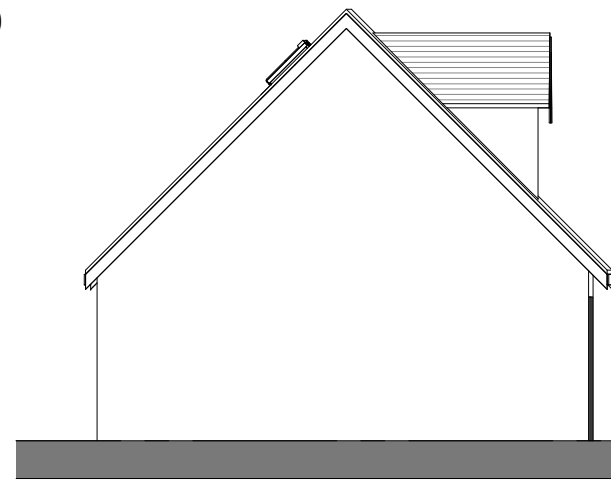
Garage Front elevation

1 : 100



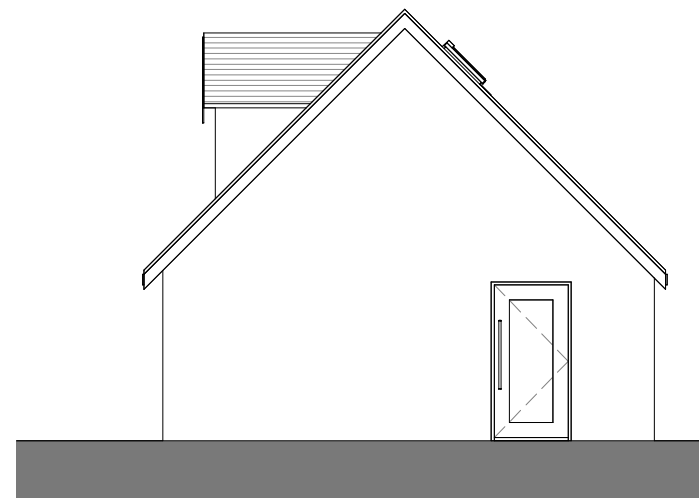
Garage Rear Elevation

1 : 100



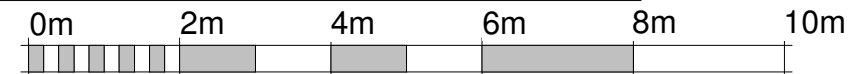
Garage Side Elevation

1 : 100



Garage Side Elevation 2

1 : 100



Revision Schedule

Revision Type	Revision Number	Revision Description	Revision Date
A		revised following client comment	14.05.23
B		Revised annotations	Date 14

NOTES

All building work is to conform with full planning approval, application drawings and stipulated planning conditions approved by the Local Planning Authority.

All building work is to conform with 1991 Building Regulations and all Subsequent revised documents and to the satisfaction of the building control officer or equally approved.

The contractor is to check all dimensions and conditions on site before commencing. Figured dimensions shall be preferred to scaled dimension. All adjoining properties are indicative layouts and are not to be scaled.

Drawing to be read in conjunction with the Employers Requirements and relevant specification documents.

It is intended that this drawing had been produced and issued for sole purpose noted within the title block. It is not intended that this drawing be used by any other person or for any other purpose.

DRAWING:
 119 Higher Lane
 Lymm, Cheshire

 Fran. Clarkson

DRAWING:-
 Proposed Garage

1383 120 Planning	Rev B
----------------------	----------

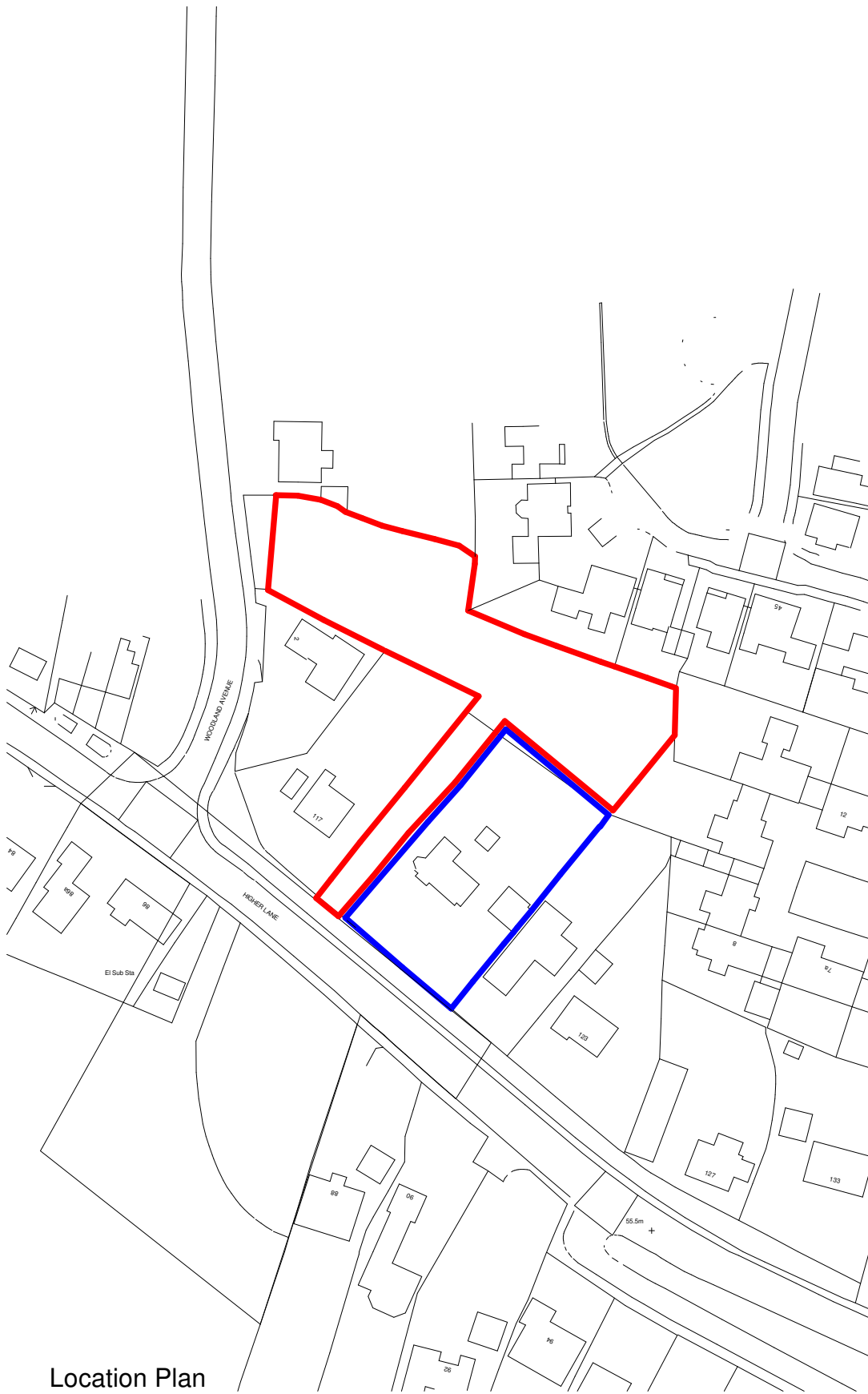
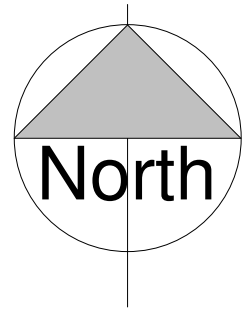
SCALE: 1 : 100@ A3 DATE: Dec 2020



Jav Ashall Partnership
 Chartered Architects

Revision Schedule

Revision Type	Revision Number	Revision Description	Revision Date
	A	Planning	02.02.21
	B	Validation Planning	19.02.21



NOTES

All building work is to conform with full planning approval, application drawings and stipulated planning conditions approved by the Local Planning Authority.

All building work is to conform with 1991 Building Regulations and all Subsequent revised documents and to the satisfaction of the building control officer or equally approved.

The contractor is to check all dimensions and conditions on site before commencing. Figured dimensions shall be preferred to scaled dimension. All adjoining properties are indicative layouts and are not to be scaled.

Drawing to be read in conjunction with the Employers Requirements and relevant specification documents.

It is intended that this drawing had been produced and issued for sole purpose noted within the title block. It is not intended that this drawing be used by any other person or for any other purpose.

DRAWING:

119 Higher Lane

Lymm, Cheshire

Fran. Clarkson

DRAWING

Location Plan

1383 L01

Planning

Rev

B

1 : ALE:@
1250

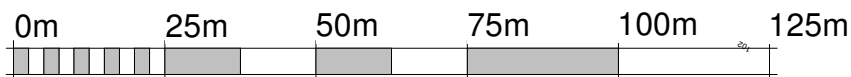
DATE: Dec 2020



Jav Ashall Partnership
Chartered Architects

Location Plan

1 : 1250





Town and Country Planning Act 1990

Application for Full Planning

Applicant:

Clarkson
119 Higher Lane
Lymm
Warrington
WA13 0BU

Agent:

Jay Ashall Partnership
108 London Road
Holmes Chapel
Crewe
CW4 7BD

Application No: 2023/00807/FUL

Proposal: Construction of new dwelling

Location: 119 Higher Lane, Lymm, Warrington, WA13 0BU

Warrington Borough Council hereby give notice in pursuance of the above Act(s) that permission is Granted for the development referred to above in accordance with the application and plans submitted, subject to the following condition(s):

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The planning application forms, design and access statement and additional information received by Warrington Borough Council. The following submitted drawing numbers: · Proposed site plan, Dwg No.1383-105M received 06/02/24 · Proposed plans and elevations, Dwg No.1383-112K received 06/02/24 · Proposed garage, Dwg No.1383-120B · Arboricultural Report ref. PM/FULL/02/08/23 dated August 23.

Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy DC6 of the Warrington Local Plan (2023).

3. No development (except demolition and site clearance) shall take place until the works in Sections A and B below are undertaken and completed: A: CHARACTERISATION: With consideration to human health, controlled waters and wider environmental factors, the following documents must be completed (as required) to characterise potential risk to sensitive receptors and submitted to the LPA for approval: · Preliminary Risk Assessment (PRA or Desk Study); · Generic Quantitative Risk Assessment (GQRA) informed by Intrusive Investigation; · Detailed Quantitative Risk Assessment (DQRA); · Remedial Options Appraisal. Submission of a PRA is the minimum requirement. DQRA only to be submitted if GQRA findings require it. B: REMEDIATION & VALIDATION STRATEGY: As determined by the findings of Section A above, a Remediation (if required) and Validation Strategy shall be submitted in writing to and agreed with the LPA. The strategy must detail the proposed remediation measures and how works will be verified. The actions required in Sections A and B above shall be completed in accordance with the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: A prior to commencement condition is necessary to ensure contamination is managed appropriately. To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with Policy ENV8 of the Adopted Local Plan (2023); and Paragraphs 174(e) & 185(a) of the National Planning Policy Framework (2023), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

4. Prior to the commencement of any works on site, the developer shall provide in writing a Construction, Highways & Environmental Management Plan (CHEMP) to the LPA for written approval. The CHEMP shall review all demolition and construction operations

proposed on site including logistics. It shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary: A Highway and Traffic · Construction traffic provision for access to the site. · Entrance/exit from the site for visitors/contractors/deliveries. · Temporary roads/areas of hard standing. · Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements. · Details of street sweeping/street cleansing/wheel wash facilities. B Site layout and Storage · Proposed locations of Site Compound Areas. · Siting of temporary containers. · Location of directional signage within the site. · Parking for contractors, site operatives and visitors. · Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction. · Storage of materials and large/heavy vehicles/machinery on site. C Environmental Controls · Proposed demolition and construction hours, demolition and construction activities, proposed hours of site access and delivery hours of all vehicles to site, · Phasing of works including start/finish dates. · Environmental mitigation measures, including noise & vibration control measures, dust and air quality control measures mitigation measures including consideration of using low emission non-road mobile machinery. · Proposed Machinery intended for use · Details for the recycling/storage/disposal of waste resulting from the site. · Consideration for joining a Considerate Contractors Scheme. Once approved in writing, all identified measures within the CHEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint. The CHEMP and agreed requirements therein shall remain in force for the duration of all construction activities on site. Any changes to the identified CHEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24hrs of a change being agreed or implemented. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: A prior to commencement condition is necessary to ensure logistics of development is managed appropriately for the duration. To prevent an increase in background sound levels and protect the amenity of any residents. To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers. In accordance with: Policies DC6 & ENV8 of the Adopted Local Plan (2023); and Paragraphs 174(e) & 185(a) of the National Planning Policy Framework (2023); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; · A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); · Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; · Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and · Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Reason: A prior to commencement condition is necessary as drainage works are early in the development process and to ensure a satisfactory form of development and to prevent an undue increase in surface water run-off as well as reducing the risk of flooding in accordance with Policies ENV2 and ENV8 of the Warrington Local Plan (2023).

6. Before commencement of the dwelling hereby permitted, details of existing and proposed site levels, and including finished floor levels for the dwelling hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development, in accordance with policies DC6 and ENV8 of the Warrington Local Plan (2023).

7. Protection of all trees and hedges to be retained on site shall be completed in full accordance with the detail as specified in the submitted Arboricultural Report ref. PM/FULL/02/08/23 dated August 23. For the avoidance of doubt, all trees and hedges shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction.

Reason: To ensure that TPO protected trees and all trees on the site are protected during construction works in the interests of local amenity, and in order to comply DC3 and DC4 of the Warrington Local Plan (2023).

8. Prior to first occupation of the dwelling hereby permitted, a satisfactory programmed landscaping scheme, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and in order to comply DC3 and DC4 of the Warrington Local Plan (2023).

9. Prior to the occupation of the dwelling hereby permitted, the works in Sections A and B below shall be undertaken and completed: A: REMEDIATION & VALIDATION: Remediation (if required) and validation shall be carried out in accordance with an

approved strategy. Following completion of all remediation and validation measures, a Validation Report must be submitted to the LPA for approval. The Validation Report must include information verifying any remedial measures; details of imported fill materials (source/quantity/suitability); details of exported fill materials; and details of any unexpected contamination, as described in Section B below. B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in affected area(s), contamination must be characterised and risk assessed, with remediation/validation measures carried out as necessary. The actions required in Sections A and B above shall be completed in accordance with the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with Policy ENV8 of the Adopted Local Plan (2023); and Paragraphs 174(e) & 185(a) of the National Planning Policy Framework (2023), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

10. Before first use of the development hereby permitted, the areas indicated on the submitted plans to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. The parking and servicing areas shall be retained as such thereafter.

Reason: In order to achieve secure a complete and satisfactory form of development and to comply with policies DC6 & INF1 of the Warrington Local Plan (2023).

11. Prior to first occupation of the dwelling hereby permitted, electric vehicle charging point shall be provided in accordance with the Council's standard current specification, the detail of which shall have first been submitted to and agreed in writing with the Local Planning Authority. The agreed EVC shall be retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport. In accordance with Policies DC6 & INF1 of the Warrington Local Plan (2023), the Warrington SPD: Design and Construction. Note, further information <https://www.warrington.gov.uk/electric-vehicles>

12. Prior to any above ground works (excluding demolition, earthworks & remediation), a schedule of external materials and finishes to be used shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the details, specification, colour and treatment of external surfaces and should relate to facing and roofing materials of dwellings, all means of enclosures, all windows and doors, facias and rain water goods. Material samples shall be available to view on site and shall not be deposited with the local planning authority. Development shall be completed in accordance with agreed details.

Reason: To ensure a satisfactory form of development, in accordance with Policy DC6 of the Warrington Local Plan (2023).

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order, first floor windows as proposed in each side elevation shall be level 4 obscurely glazed and none opening only.

Reason: In the interests of visual amenity and in order to protect the amenities of the occupiers of neighbouring properties and to comply with Policies DC6 and ENV8 of the Warrington Local Plan (2023).

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order, no first floor windows are permitted other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: In the interests of visual amenity and in order to protect the amenities of the occupiers of neighbouring properties and to comply with Policies DC6 and ENV8 of the Warrington Local Plan (2023).

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order, the ground floor of the double garage hereby permitted shall be retained for the parking of vehicles as specified by this permission, unless planning permission for alternative development has been granted by the Local Planning Authority.

Reason: In order to achieve secure a complete and satisfactory form of development and to comply with policies DC6 & INF1 of the Warrington Local Plan (2023).

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development under Schedule 2 Permitted Development Rights: Part 1 Development within the curtilage of a dwellinghouse; Class A Enlargement, improvement or other alteration of a dwellinghouse; Class AA Enlargement of a dwellinghouse by construction of additional stories; Class B Additions etc. to the roof of a dwellinghouse; or Class C Other alterations to the roof of a dwellinghouse; Class E Buildings etc. incidental to the enjoyment of a dwellinghouse other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: In the interests of TPO protected trees on site, visual amenity and in order to protect the amenities of the occupiers of neighbouring properties and to comply with Policies DC6 and ENV8 of the Warrington Local Plan (2023).

17. All windows and doors in the development proposed shall be PAS 24:2022 compliant.

Reason: To reduce opportunities for Crime and Disorder, in accordance with policy DC6 of the Warrington Local Plan (2023).

18. The dwelling hereby permitted shall be completed in compliance with Building Regulations accessibility and adaptable home standard M4(2).

Reason: In order to achieve secure a complete and satisfactory form of development and to comply with policies DEV2 of the Warrington Local Plan (2023).

19. The dwelling hereby permitted shall be completed in accordance with the roof PV solar panels as indicated before first occupation; unless as otherwise agreed (an alternative) in writing with the local planning authority.

Reason: In order to achieve secure a complete and satisfactory form of development and to comply with policies ENV7 of the Warrington Local Plan (2023).

INFORMATIVES

1. It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team on 01925 443322 (email highwaymaintenance@warrington.gov.uk) for further details.

2. The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.

3. CONTAMINATED LAND INFORMATIVE 04: CL SCREENING ASSESSMENT FORM If planning applications are for individual residential properties (i.e.: one dwelling) a Screening Assessment Form may be used as a basic contamination assessment to satisfy the requirements of the Contaminated Land Condition. Please note a Screening Assessment Form will not be accepted for developments than are larger than one single dwelling. Please refer to Section 4.3.2 of the Environmental Protection Supplementary Planning Document. CONTACT: The Screening Assessment Form can also be requested directly from the Environmental Protection Team on 01925 442581 or contaminatedland@warrington.gov.uk

4. Noise Informative: Working Hours For Development Sites In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site. Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays. Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours. Contact: For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589.

5. Information Informative: Environmental Protection Supplementary Planning Document (SPD) For advice concerning Environmental Protection matters [Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements] please refer to the Environmental Protection Supplementary Planning Document on the Warrington Borough Council website: <https://www.warrington.gov.uk/supplementary-planning-documents> Contact: For further verbal advice please contact the Contaminated Land team on 01925 442581, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

6. Lighting Informative: Installation of Lighting Schemes Any external area lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill, efficiency and appropriate hours of operation based on the need for the lights. Advice can be obtained from: Institution of Lighting Professionals, Regent House, Regent Place, Rugby, CV21 2PN. <https://www.theilp.org.uk/home/> or other equivalent professional organisations.

7. This planning permission is granted in strict accordance with the approved plans. It should be noted however that: (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action. (b) You or your agent or any other person responsible for implementing this permission should inform Development Control immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

8. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

9. The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees and scrub are present on the application site and should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present.

10. The applicant is advised that there is a Tree Preservation Order affecting the site and that consent is required for the felling, lopping, topping or pruning of any of these trees. For further advice contact should be made with the Aboricultural Officer, Development Control, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

11. Please note the comments of United Utilities attached

SIGNED:



Development Manager
Development Management

DATED: 28 March 2024

IMPORTANT

This decision relates solely to the planning legislation, and does not grant authority under the Building Regulations, nor any other legislation that might be required. The guidance notes enclosed with this decision notice will help you to understand this decision, your rights and other things you may have to do.

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
4. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this decision; or 12 weeks in the case of a householder application or a minor commercial application.
5. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate
6. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
7. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
8. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

1. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to

conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.