

A farmhouse along with a barn that has permission to be converted to a dwelling, available as a whole or in two lots.

Guide Price
Farmhouse £325,000
Barn £350,000
Freehold
Ref: P7542/C

Lymballs Farmhouse
Lymballs Farm Barn
Lymballs Lane
Darsham
Suffolk IP17 3QH



Lymballs Farmhouse - a house requiring full refurbishment or with scope to be re-built, currently with sitting room, dining room, kitchen, breakfast room, utility room and downstairs wetroom. Four first floor bedrooms and bathroom. Part moated grounds in all extending to 1.25 acres.

Lymballs Farm Barn A historic brick and timber framed Suffolk barn with planning permission to be converted to a single dwelling comprising kitchen/dining room, plant room, utility room, sitting room, study, tv room, four bedrooms, two bathrooms, dressing room and an en-suite. Cartlodge and workshop. Nissen huts. Courtyard and meadow in all extending to 2 acres.

Contact Us



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Location

Lymballs Farm stands in a superb, stand alone position along a small lane within the parish of Darsham. Just 2 miles away is the village of Bramfield with its well known pub/restaurant The Queens Head, and its well stocked village store/butchers. Saxmundham with its choice of shopping is about 6 miles to the south. The villages of Dunwich and Walberswick and the popular town of Southwold are all within easy reach. 'Minsmere' the renowned RSPB bird sanctuary is a great location for both birdwatching and coastal walks. The market town of Halesworth is 5 miles to the north west and provides a good range of local shops and recreational activities. Ipswich, the County town of Suffolk, is 25 miles away and is accessible via by the nearby A12. There are railway stations at Darsham (1.1 miles) with a regular service to London Liverpool Street station, via Ipswich.

Description

Lymballs Farm is offered as a whole property or in two lots as follows:

Lymballs Farmhouse - Guide Price £325,000

The original farmhouse is of brick and timber framed construction with rendered rear elevations under a tiled roof. It now requires complete renovation. It is anticipated that the local planning authority may look favourably upon an application to demolish the existing dwelling and to build a new house upon its footprint. However, this has not been investigated by the vendors nor agents.

A front door leads into a hallway where stairs rise to the first floor landing. Doors lead to a dining room and also a sitting room, both of which have far reaching field views. Off this is a kitchen with stairs leading to one of the first floor bedrooms. This leads to a breakfast room and also a utility room. At the rear of the house is a hall and wet room. From the first floor landing there is access to the four bedrooms, all of which are doubles. There is also a bathroom.

Gardens surround the house and over the driveway there is access to a moated meadow which is recorded as a Scheduled Monument. In all, the grounds extend to approximately 1.25 acres.



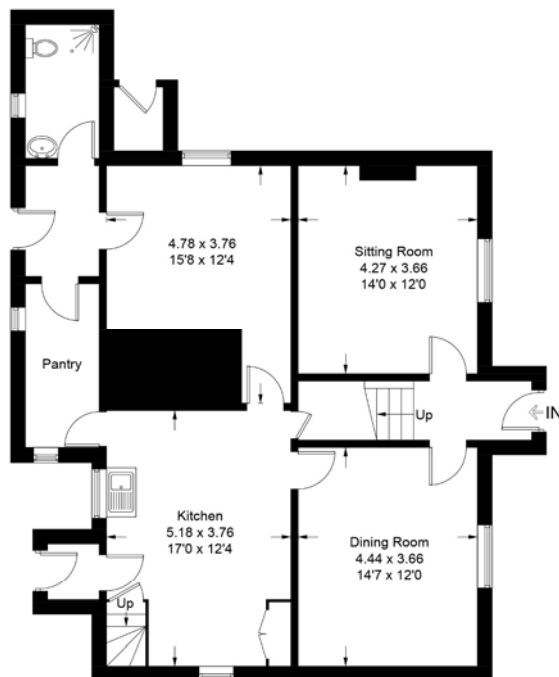




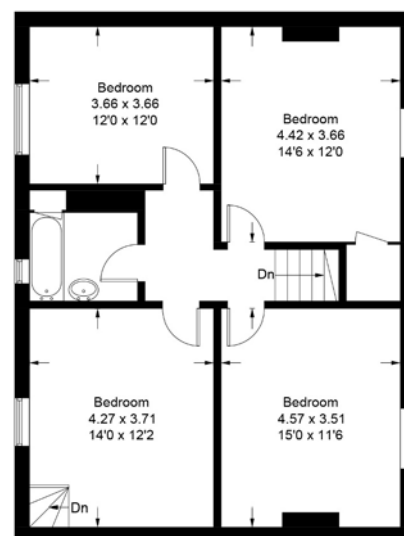


Lymballs Farm, Darsham

Approximate Gross Internal Area = 170.9 sq m / 1839 sq ft
(Excluding External Store)



Ground Floor



First Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Lymballs Farm Barn - Guide Price £350,000

Lymballs Farm Barn is an impressive brick and timber frame building. Of particular note is its south-west facing inner courtyard which many of the rooms will overlook. East Suffolk Council granted Planning Permission under Reference DC/24/2824/FUL on the 5th February 2025 for the conversion of the barn to provide a single dwelling house and for the construction of a new cart lodge. The converted barn will extend to approximately 3745 sq feet (348 m²). Some of the associated plans are included within the particulars but further documents are available from the East Suffolk Council planning website. The converted barn will have the immediate gardens but also a meadow which contains two nissen huts. The grounds extend to approximately 2 acres. It should be noted that an incoming purchaser will be liable for any Community Infrastructure Levy (CIL) which is currently set at £4,995.99. It is understood this figure is indexed linked. However, it may be possible for an owner/builder to apply for an exemption. Interested parties should carry out their own research with regard to CIL.

It is understood that there is a Biodiversity Net Gain liability (BNG) and interested parties will be responsible for any costs/works.

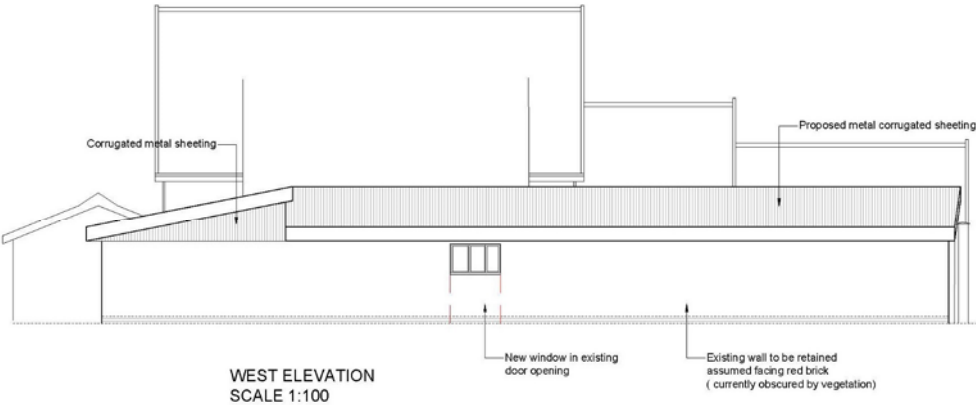
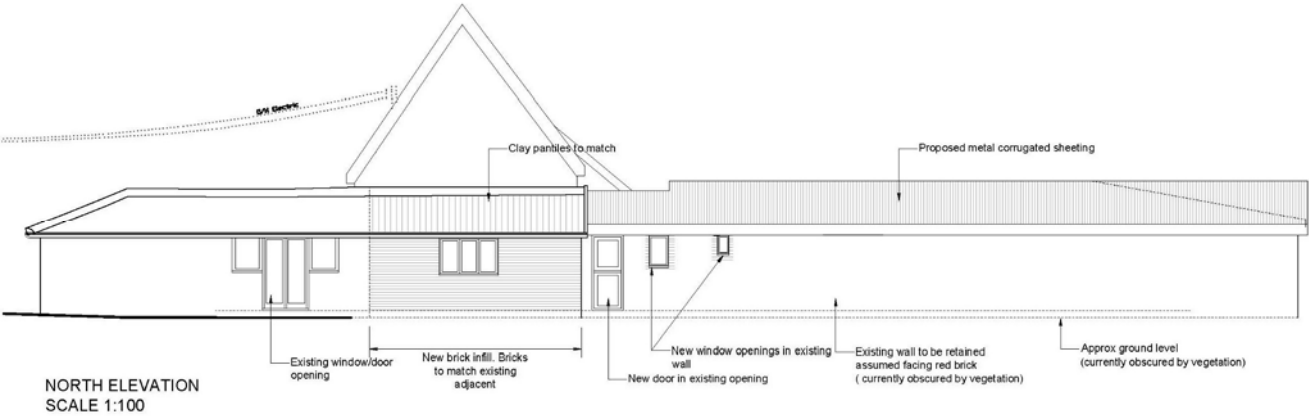
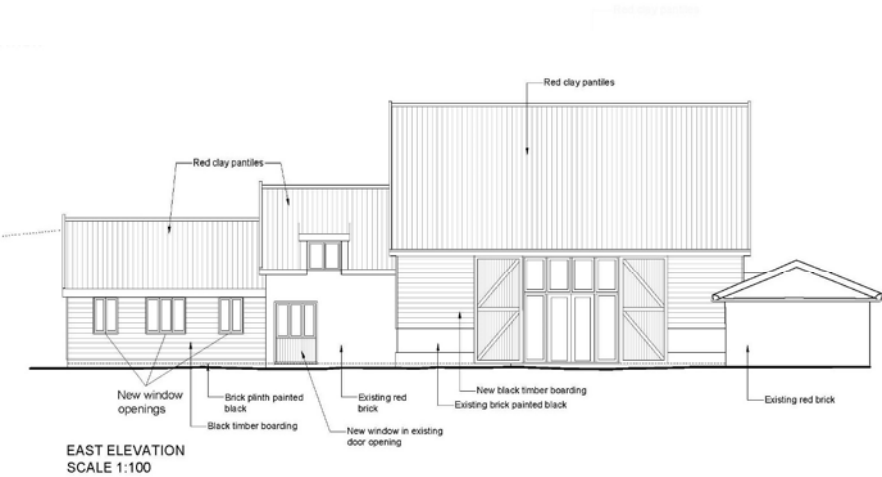
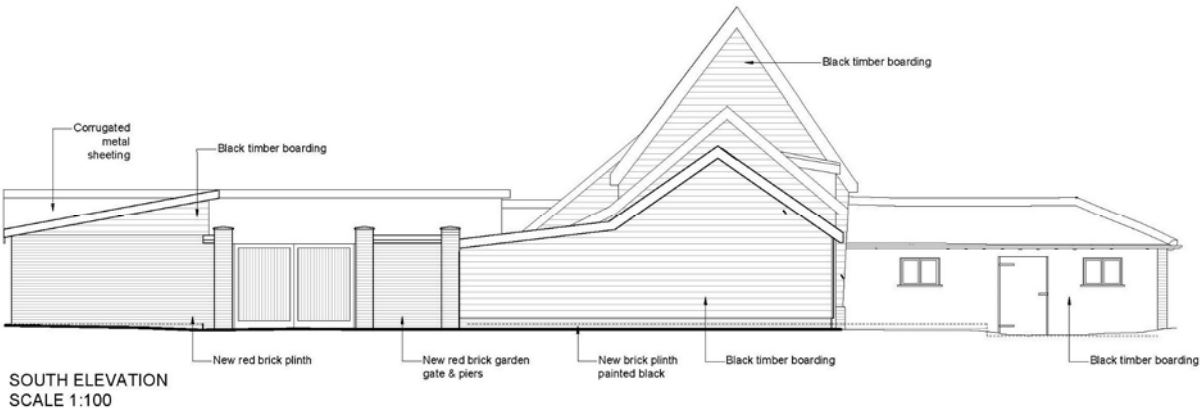




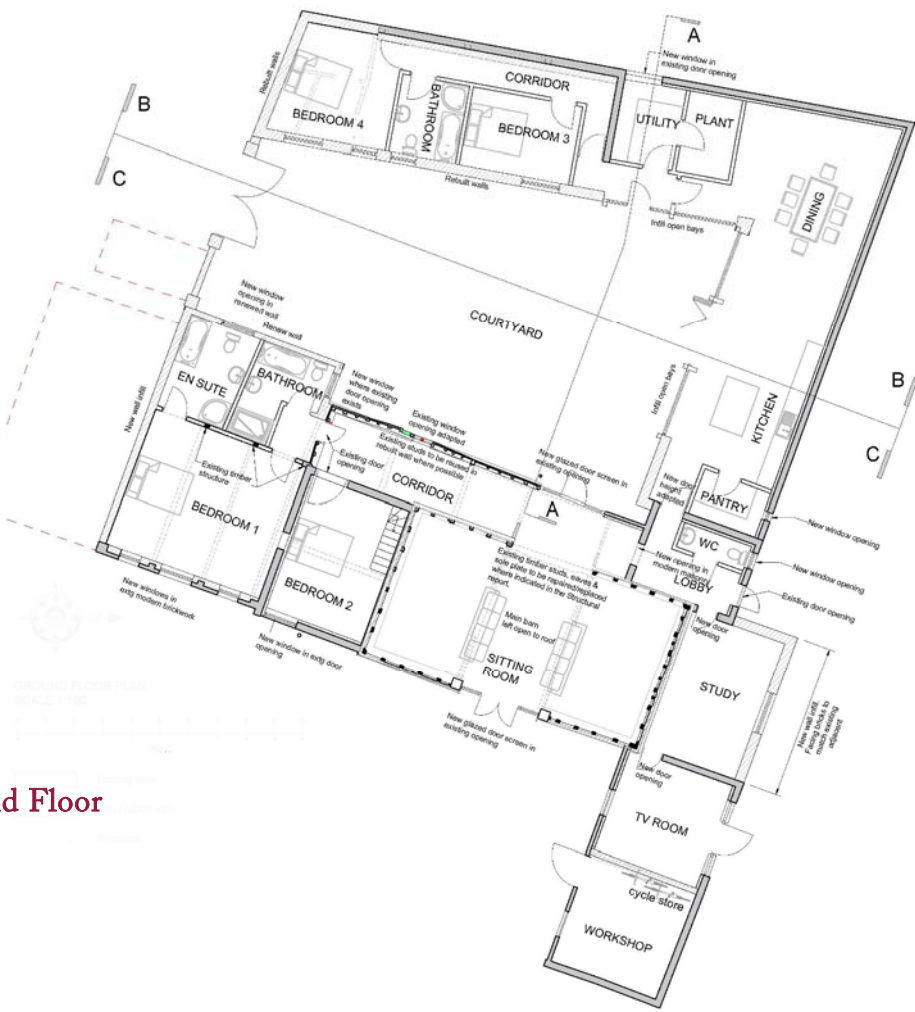
Sale Plan



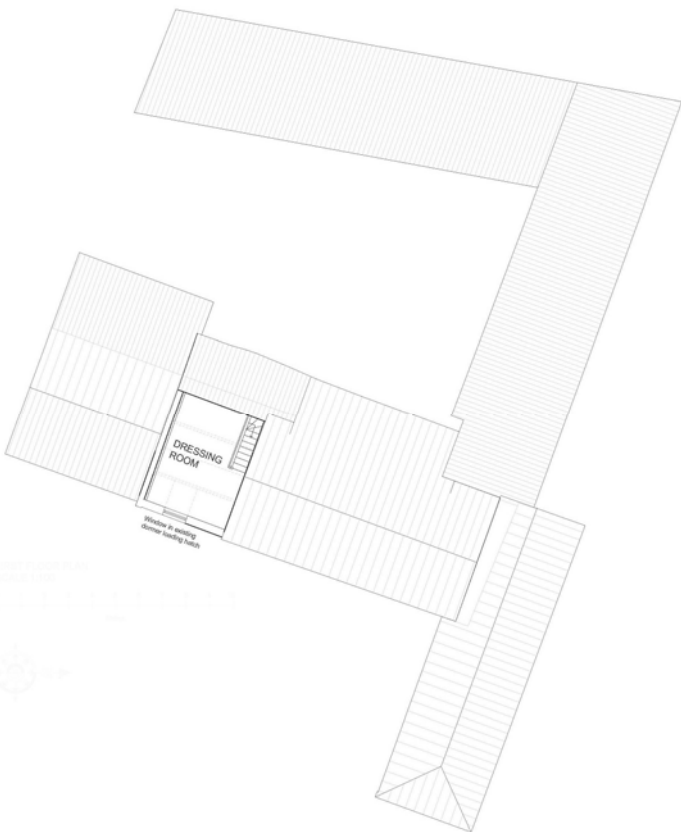
Proposed Elevations



Proposed Floorplans



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services

Electricity - It is understood that the electricity that solely serves the farmhouse is not currently connected but can be re-connected by the electricity board as and when the house is made safe. There is no electricity supply connected to the barn and interested parties should carry their own research with regard to connection viability and costs.

Water - There is currently one water supply to the property which runs across the barn's meadow to the barn itself and then spurs off to the farmhouse. It is understood, however, that there it is a private pipe from the property to the meter which is approximately half a mile down the road. It runs through the adjacent farmers field and there is currently a leak (the pipe is turned off at the meter stop cock). An incoming buyer will therefore wish to either install a new pipe/s or, it may be simpler/more cost effective to install a bore hole/s.

Drainage - The farmhouse has a basic septic tank which a buyer will need to replace.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = Farmhouse = G (Copy available from the agents upon request)

Council Tax Farmhouse - Band F; £3,122.30 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

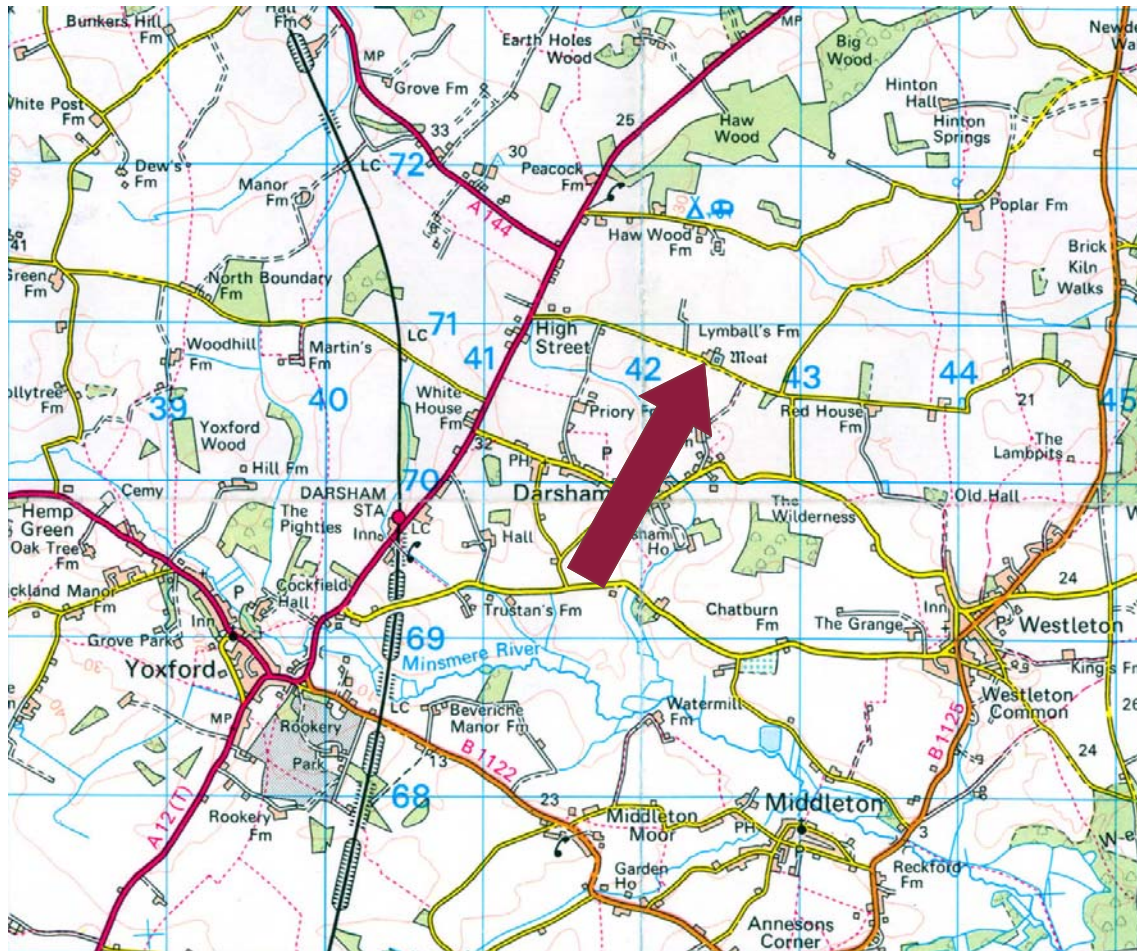
3. Parts of East Suffolk are impacted by infrastructure schemes such as Sizewell C, Sealink and Lionlink. There are various websites showing which areas may be impacted.

April 2025

Directions

Heading north on the A12, proceed through Yoxford. Proceed over the railway line at Darsham passing the Jet petrol station on the right. Continue along the A12 taking the second road on the right, Lymballs Lane. Continue down the lane where Lymballs Farm will be found on the left hand side.

What3Words location: ///correctly.drift.lofts



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Mrs Jana Toogood
Hollins Architects & Surveyors
The Guildhall
Market Hill
Framlingham
Woodbridge
Suffolk
IP13 9BD

Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Our reference	DC/24/2824/FUL
Date valid	14 August 2024
Site	Lymballs Farm, Lymballs Lane, Westleton
Parish	Westleton
Proposal	Conversion of redundant agricultural buildings to provide a single dwelling house and erection of new cartlodge.

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

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Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in all respects strictly in accordance with the following approved plans for which permission is hereby granted:

- o Location Plan - dwg no. 23 85-01B;
- o Proposed Block Plan - dwg no. 23 85-02;
- o Proposed Ground Floor Plan and Elevations - dwg no. 23 85-03;
- o Proposed First Floor Plan & Cartlodge - dwg no. 23 85-04;
- o Landscape Plan - dwg no. 23 85-05; and
- o New Openings Schedule - dwg no. 23 85-06.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the LPA. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons (see Annex 2 of the National Planning Policy Framework) and conform with prevailing guidance (including BS8485:2015+A1:2019, BS 10175:2011+A2:2017 and Land Contamination Risk Management) and a written report of the findings must be produced. The written report is subject to the review and confirmation in writing by the Local Planning Authority that likely risks have been identified and will be investigated accordingly.

Where remediation is necessary a detailed Remediation Strategy (RS) must be prepared, and is subject to the review and confirmation in writing by the Local Planning Authority as likely to address the risks identified. The RS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The RS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. ORAM Following completion of the remediation strategy a verification report that demonstrates the effectiveness of the remediation must be submitted to, reviewed by and confirmed in writing by the LPA as likely to have addressed the risks identified.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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4. Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

5. Prior to the commencement of development, the developer shall:
 - a) Submit a full schedule of repairs to demonstrate the conservation benefits of the development;
 - b) Provide a Conservation Strategy for the historic threshing barn to demonstrate how its important exposed frame will be treated, insulated and cladded with services incorporated; and
 - c) Provide evidence that the Heritage Asset Assessment has been deposited with the Suffolk Historic Environment Record.

Reason: To ensure the protection of the Non-Designated Heritage Asset and to contribute to historic building records for future use.

6. Prior to the first use of the external materials to be used, a detailed materials schedule which clearly depicts the external materials proposed to be used for both the dwelling and cartlodge (including, but not limited to cladding, windows, doors, soffits, eaves and rainwater goods) and the exact location of each material, shall be submitted to and agreed in writing by the local Planning Authority. The development shall be carried out in accordance with the agreed details and maintained in perpetuity.

Reason: To ensure the external appearance of the development is appropriate to its locality and is sympathetic to the Non-Designated Heritage Asset.

7. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Great Crested Newt eDNA Survey Report (DCS Ecology, 2024), Bat Survey Report (DCS Ecology, 2024), UK Habitat Classification Survey and Biodiversity Net Gain Report (DCS Ecology, 2024) and Preliminary Ecological Appraisal (DCS Ecology 2023) as submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

8. No part of the development which may kill, injure or disturb bats or damage or destroy a bat breeding site or resting place, shall in any circumstances commence unless the Local Planning Authority has been provided with either:

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a) A licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead or demonstration that the appropriate Natural England Class Licence is in place to allow works to commence; or

b) A statement in writing from the relevant licensing body, or a suitably qualified and licenced ecologist, to the effect that it is not considered that the specified development will require a licence.

Reason: To ensure that the legislation relating to bats has been adequately addressed as part of the implementation of the development.

9. No other part of the development hereby permitted shall be occupied until the existing access has been improved, laid out and completed in accordance with Suffolk County Council Standard Access dwg no. DM01 and dwg no. 23 85-02 with an entrance width of 4.5 metres for a distance of 5 metres measured from the nearside edge of the metalled carriageway. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. The specific technical details shall be agreed under licence with Suffolk County Council Dropped Kerb Team. (See Informative 7)

10. The use shall not commence until the area(s) within the site shown on dwg no. 23 85-02 and dwg no. 23 85-03 for the purposes of loading, unloading, manoeuvring, parking of vehicles and cycles have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2023) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

11. The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on dwg no. 23 85-02 shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

12. The dwelling shall be constructed so as to provide sound attenuation against external noise and ensure internal sound levels no greater than:

a) 35Db LAeq (16 hour) in the main living rooms of the dwelling (for daytime and evening use); and

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b) 30dB LAeq (8 hour)/45Db L_{Amax} (fast) in the bedrooms of the dwelling (for night time use).

in line with World Health Organisation guidance, with windows shut and other means of ventilation provided.

Reason: To ensure adequate living conditions for future occupiers and meet World Health Organisation guidance levels.

13. Details of the proposed package treatment plant should be submitted to the Local Planning Authority in writing prior to installation.

Reason: To ensure the proposed package treatment plant is suitable for the size of the dwelling.

14. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting the said Order) no additional doors, windows or floors shall be inserted into the barn(s) no further structures, buildings, walls, gates or fences shall be erected on the site, nor shall any buildings be extended in any way, unless prior application is made to the local planning authority and their approval in writing obtained thereto.

Reason: In the interests of amenity, to preserve the setting of the barn complex and to ensure the conservation of the structure and agricultural character of the buildings.

Biodiversity Net Gain Condition

1. **This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun.**

A biodiversity gain plan must address all of the matters under paragraph 14(2) of Schedule 7A to the Town and Country Planning Act 1990 and Article 37C(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

In addition, where development is not to proceed in phases, the matters specified under Article 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 must also be addressed.

Biodiversity Net Gain Details

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission is East Suffolk Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the relevant legislation.

Based on the information available this **permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun** because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority, unless a statutory exemption or transitional arrangement applies (under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024).
3. This response reflects the opinion of Environmental Protection and is based upon the information submitted as part of this application. This does not constitute approval or endorsement of this information or of any assessment and subsequent remediation work undertaken in respect to this development. The responsibility to secure safe development remains with the developer and/or landowner as per section 190 of the National Planning Policy Framework and the applicant should ensure that they seek advice in relation to Land Contamination matters from a suitable competent person as defined by Annex 2 of the NPPF.
4. The developer is reminded that prior to any refurbishment commencing on site the building/s to be refurbished are required to be surveyed for the presence of asbestos containing materials in accordance with the Control of Asbestos Regulations 2012. Any asbestos containing materials which are identified shall be managed or removed in accordance with the above regulations and waste regulations. Failure to comply with these regulations could result in prosecution by the relevant authority. The uncontrolled refurbishment of buildings could result in the contamination of soils on site and in the vicinity of the demolition. This could cause the investigation of the site under Part 2A of the Environmental Protection Act 1990, which may result in the determining of the site as Contaminated Land. For further help and advice in respect of asbestos removal the applicant / agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 (www.hse.gov.uk/asbestos).

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5. It is an offence to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council must be contacted on Tel: 0345 606 6171. For further information go to:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice> A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.
6. Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.
7. The Highways Authority has deemed it acceptable that visibility splays are not required in this case due to the pre-existing and ongoing use of the access, which will be retained and only improved in the interests of highway safety.

Yours sincerely,



Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council

Date: 5 February 2025

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Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.

Community Infrastructure Levy

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsoffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

Building Regulations

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Appeals to the Secretary of State

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- 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;
Planning applications: Section 78 Town & Country Planning Act 1990.
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/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.
- Appeals can be made online at:
<https://www.gov.uk/appeal-planning-decision> (Full planning application)
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)
<https://www.gov.uk/planning-inspectorate> (All other)
 If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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.
- 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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