East Hampshire DISTRICT COUNCIL

Working in Partnership

South Downs National Park Authority

Mr Ben Macdonald
Ben Macdonald Associates
Hoggatts House
Kingsley
Bordon
GU35 9NY

Our Ref: SDNP/19/05878/HOUS
Contact Officer: Luke Turner
Tel. No.: 01730 234292

13th February 2020

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Proposal: **Detached Log cabin to rear**

Site Address: **Chapel Cottage , Binsted Road, Blacknest, Alton, GU34 4QD**

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. ***This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule*** *(https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/). Further information can be found on the same webpage under 'Frequently Asked Questions'. If you have any questions, please contact CIL@southdowns.gov.uk or tel: 01730 814810.*

Yours faithfully

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Application No: **SDNP/19/05878/HOUS**

Proposal: **Detached Log cabin to rear**

Site Address: **Chapel Cottage , Binsted Road, Blacknest, Alton, GU34 4QD**

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 6th January 2020.

This permission is subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and for no other purpose and from which it shall not be let, sold separately, or severed thereafter.

Reason - To maintain planning control in the interests of amenity of the site.

3. The development hereby permitted shall be constructed in accordance with the materials specified within the approved details, unless details of other suitable materials are otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

4. Within one month of the date of this planning permission, a minimum of one bat

roosting unit/ bird box shall be installed within the site. The bat roosting unit/ bird box shall be installed as per manufacturer's instructions and shall be retained and maintained in a condition suitable to its intended function.

Reason: To protect and enhance biodiversity in accordance with Policies SD2 and SD9 of the SDNP Local Plan.

5. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE NOTES
These are advice notes to the applicant and are not part of the planning conditions:

1. **Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

2. **Human Rights Implications**

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. **Equality Act 2010**

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

1. It is considered that this planning application does not raise any crime and disorder implications.

2. Due regard, where relevant, has been taken of the National Park Authority's equality duty as contained within the Equalities Act 2010.

3. This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

4. The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the South Downs National Park Authority will

issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development. Further details on the Authority's CIL process can be found on the South Downs National Park Authority website: https://www.southdowns.gov.uk/planning/community-infrastructure-levy/

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Proposed plans and elevations			06.01.2020	Approved
Application Form - Application Form			09.12.2019	Approved
Application Documents -			09.12.2019	Approved
Application Documents - Design, Access and Heritage Statement			06.01.2020	Approved
Application Documents - Ecosystem Services			06.01.2020	Approved
Application Documents - Biodiversity checklist			06.01.2020	Approved
OS Extract - Location plan			09.12.2019	Approved
OS Extract - Block plan			09.12.2019	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

TIM SLANEY
Director of Planning
South Downs National Park Authority
13th February 2020

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NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, https://www.planningportal.co.uk/applications

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, https://www.planningportal.co.uk/applications

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

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.

If you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: https://acp.planninginspectorate.gov.uk/.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

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 him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

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 he 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.

In these circumstances, the owner may serve a purchase notice on the Council (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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.