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The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/X1925/D/18/3201589
Appeal By	MR. & MRS DAVID COUGHLIN
Site Address	20 Gower Road ROYSTON SG8 5DU

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	☑	No	☐
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	☐	No	☑
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	☐	No	☑
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	☑	No	☐
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:				
4.a. the appeal site or property to judge the appeal proposal?	Yes	☑	No	☐
To view extent of dormer to be viewed from rear garden				
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	☐	No	☑
5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	☐	No	☑
6.a. Is the site within a Conservation area?	Yes	☐	No	☑
6.b. Is the site adjacent to a Conservation Area?	Yes	☐	No	☑
6.c. Is the site within a green belt?	Yes	☐	No	☑
6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	☐	No	☑
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	☐	No	☑
7.b. Would the proposed development affect the setting of a listed building?	Yes	☐	No	☑
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	☐	No	☑
9. Is any part of the site subject to a Tree Preservation Order?	Yes	☐	No	☑

PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☑

Screening

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	☐ No	☑

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☑

Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.	Applies	☐ N/A	☑
11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	☑ No	☐
11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.	Yes	☑ No	☐
11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	☑ No	☐
11.d. any other conditions you regard as necessary?	Yes	☐ No	☑

PART 3

12.a.i. All the plans submitted with the application; ☑

☑ see 'Questionnaire Documents' section

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; ☑

☑ see 'Questionnaire Documents' section

12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable; ☑

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; ☑

☑ see 'Questionnaire Documents' section

12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent; ☑

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☑

☑ see 'Questionnaire Documents' section

12.e. Design and Access Statement (if submitted); ☑

☑ see 'Questionnaire Documents' section

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); ☐

12.g. Extracts from relevant policies which have been saved by way of a direction; ☑

☑ see 'Questionnaire Documents' section

12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached; ☑

☑ see 'Questionnaire Documents' section

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application. ☑

☑ see 'Questionnaire Documents' section

12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

12.l. Your Authority's CIL charging schedule is being/has been examined; ☐

12.m. Your Authority's CIL charging schedule has been adopted. ☐

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☑

LPA's reference	18/00170/FPH
Completed by	Melissa Tyler
On behalf of	North Hertfordshire District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name	Helen Watson
Phone no (including dialling code)	01462 474421

Email	helen.watson@north-herts.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/X1925/D/18/3201589
Appeal By	MR. & MRS DAVID COUGHLIN
Site Address	20 Gower Road ROYSTON SG8 5DU

The documents listed below were uploaded with this form:

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: BB44F254FC3811E7A53200155D29F16D.pdf
File name: C79049D1333611E8B08900155D7BF987.pdf
File name: BB44F380FC3811E7A53200155D29F16D.pdf
File name: BB44F2B8FC3811E7A53200155D29F16D.pdf

Relates to Section: PART 3
Document Description: 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided
File name: List of Plans.docx

Relates to Section: PART 3
Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
File name: E262CA0D050111E899AA00155D29F16D.pdf
File name: E262CA71050111E899AA00155D29F16D.pdf

Relates to Section: PART 3
Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.
File name: neighbours consulted.JPG
File name: stat cons.JPG

Relates to Section: PART 3
Document Description: 12.b.ii. All representations received from interested parties about the application.
File name: 6491341A116F11E8B4630050568B5FCB.pdf
File name: 6491341D116F11E8B4630050568B5FCB.pdf

Relates to Section: PART 3
Document Description: 12.c. A copy of the letter with which you notified people about the appeal.
File name: appeal notifcation letter.docx

Relates to Section: PART 3
Document Description: 12.c. A list of the addresses of the people who were notified of the appeal.
File name: neighbours consulted.JPG
File name: stat cons.JPG

Relates to Section: PART 3
Document Description: 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.

File name:	case officer DFN.pdf
Relates to Section:	PART 3
Document Description:	12.e. Design and Access Statement (if submitted).
File name:	DAS.pdf
Relates to Section:	PART 3
Document Description:	12.g.Extracts from relevant policies which have been saved by way of a direction.
File name:	NHDC Saved Local Plan Policy 57.pdf
File name:	NHDC Saved Local Plan Policy 28.pdf
File name:	local plan page 1.pdf
File name:	front cover of local plan.pdf
Relates to Section:	PART 3
Document Description:	12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
File name:	SPD Vehicle Parking at New Development.pdf
Relates to Section:	PART 3
Document Description:	12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.
File name:	site history.JPG
Completed by	Not Set
Date	20/06/2018 16:36:51
LPA	North Hertfordshire District Council