

Building Plot between 35-37 Trenchard Avenue

Stafford, ST16 3RD

John German



Trenchard Avenue

Stafford, ST16 3RD

£65,000

A single building plot with planning permission for a new dwelling house with dropped kerb and pedestrian vehicular access, granted on 9/8/23 against application 21/35329/FUL.

An excellent opportunity to acquire a single building plot situated in this established location.

We ask all interested parties to inspect the planning permission documents, special conditions and drawings/plans in order to fully understand what is being offered.

Please note the plot has been incorrectly registered and our clients solicitor is currently in the process of updating this with land registry.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: n/a

Parking: Drive and garage as per drawing

Electricity supply: No supply – purchasers to make their own enquiries

Water supply: No supply – purchasers to make their own enquiries

Sewerage: No supply – purchasers to make their own enquiries

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast is available.

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: Stafford Borough Council

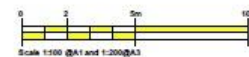
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10042024

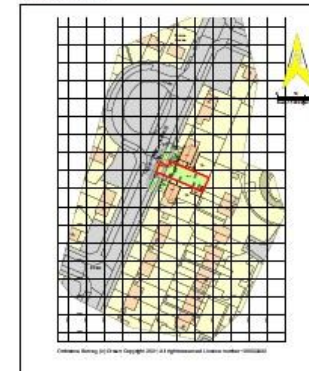
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Proposed New Dwelling House
 at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD
Existing Site and location Plan



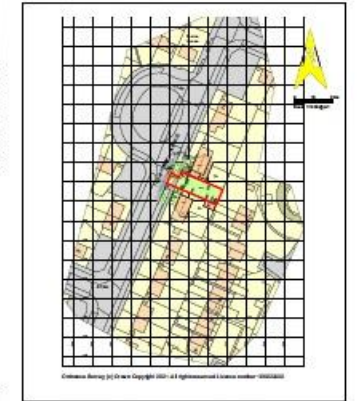
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Site Location Plan
 Scale 1:1250

Ref	Date	Revision
hha architects horley huber architects ltd		
100 Market Street, Beaconside, Stafford ST16 3RD t: 01827 212138 e: info@horleyhuber.co.uk w: www.horleyhuber.co.uk		
Prepared by	Drawn by	Checked by
M.D. Mallinson		
Client	Project	Ref
Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD	4784	
Drawn by	Drawing No	
Existing Site Layout and Location Plan	PL-100	
Scale	Date	
SA11	July 2021	1:1000 & 1:1250

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Site Location Plan
 Scale 1:1250

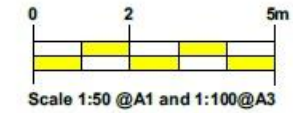


Existing Trenchard Avenue Street View



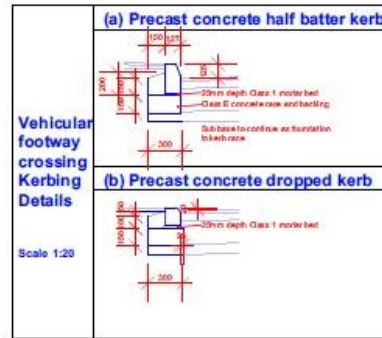
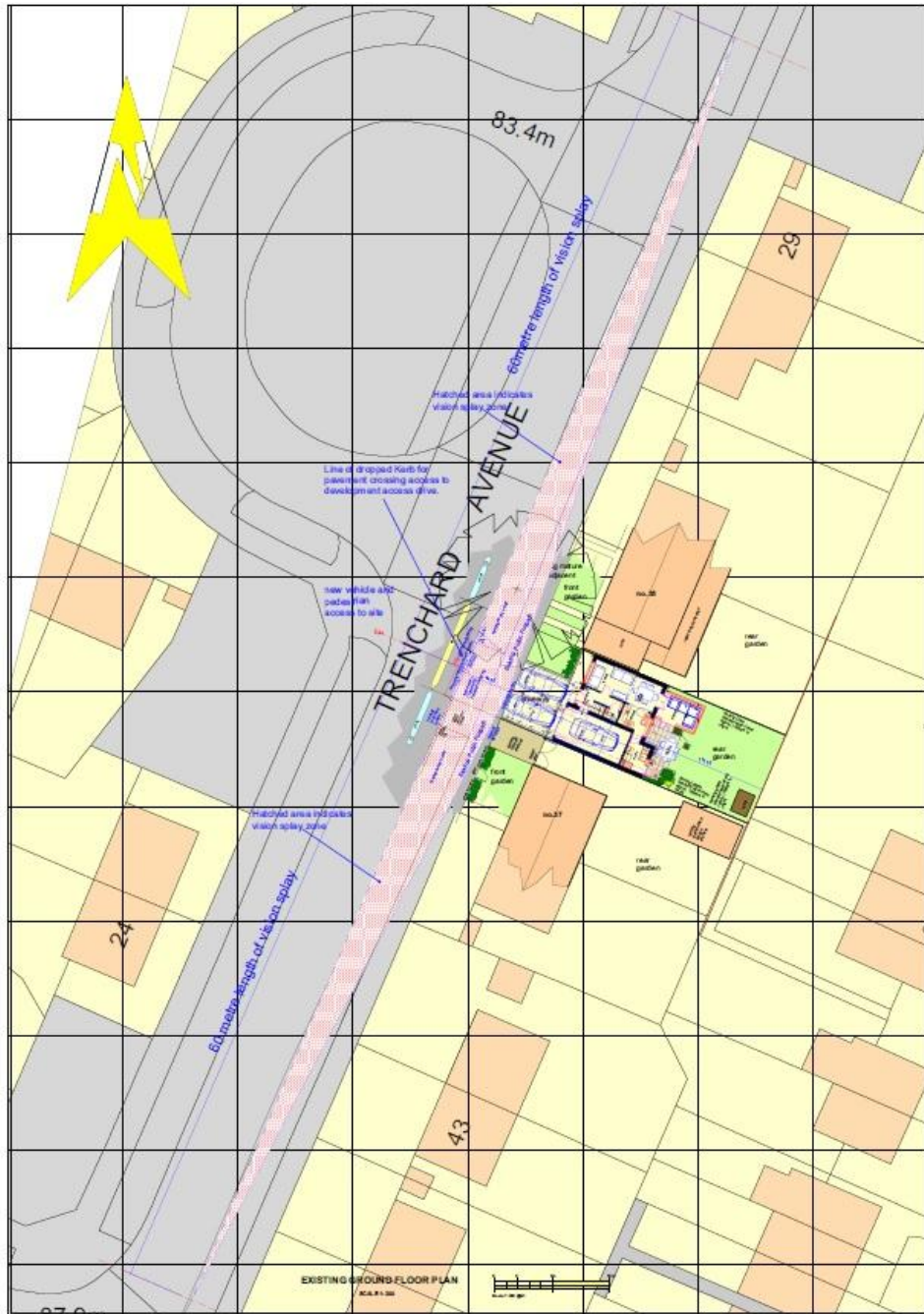
Proposed Trenchard Avenue Street View

Proposed New Dwelling House
 at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD
Existing and Proposed Site Street Frontage Elevations

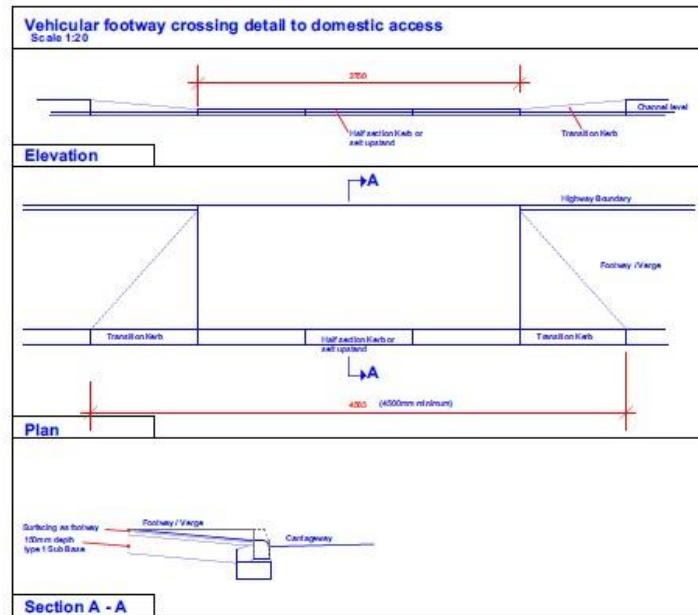
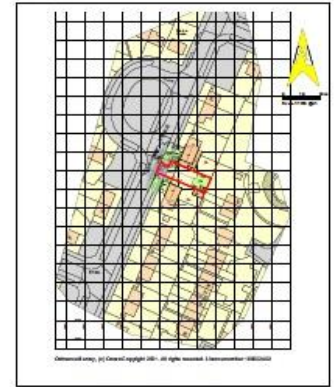


D	5/20/19	Issue for client approval to proceed for issue.
C	1/20/19	Revised drawings issued to the client for approval to proceed. Revised drawings issued to the client for approval to proceed. Revised drawings issued to the client for approval to proceed.
B	29/1/19	Revised drawings issued to the client for approval to proceed. Revised drawings issued to the client for approval to proceed. Revised drawings issued to the client for approval to proceed.
A	2/2/19	Revised drawings issued to the client for approval to proceed. Revised drawings issued to the client for approval to proceed. Revised drawings issued to the client for approval to proceed.
Rev.	Drawn	By date
<p>hha architects horley huber architects ltd Bedford - Oakley Road - 1 Market Street - ST16 3RD t: 01753 212138 e: info@horleyhuber.com w: www.horleyhuber.com</p>		
Job Number	Site Address	Site Name
Client	Mr D. Malinson	
Plot	Proposed: New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD	Plot No: 4784
Drawing	Existing and Proposed Street Elevation	Drawing No: PL-103 D
Drawn	Checked	Date
SKH	SKH	July 2021
Scale	Scale	Scale
1:50	1:100	1:100

Do not make any alterations without the written consent of Horley Huber Architects Ltd.



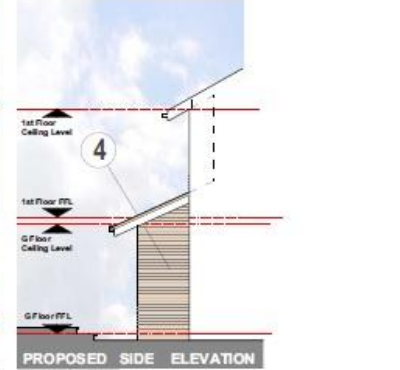
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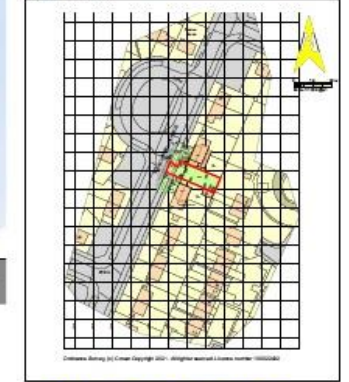
Proposed New Dwelling House
at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD
Proposed Site Highways Plan

C	14.05.22	Issue 1: Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD. This document is for information only. It is not intended for construction. It is subject to change without notice. It is not intended for use in any other project. It is not intended for use in any other project. It is not intended for use in any other project.
B	14.05.22	Issue 2: Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD. This document is for information only. It is not intended for construction. It is subject to change without notice. It is not intended for use in any other project. It is not intended for use in any other project.
A	08.09.21	Issue 3: Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD. This document is for information only. It is not intended for construction. It is subject to change without notice. It is not intended for use in any other project. It is not intended for use in any other project.
Rev	Date	Description
hha architects horsley huber architects ltd		
Beaconside, Stafford, Stafford, Stafford ST16 3RD T: 01526 341234 E: info@hhaarchitects.co.uk, www.hhaarchitects.co.uk		
Prepared by	Checked by	Drawn by
Author	Drawn	Checked
M. D. Millinson		
Project	Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD	Rev No
Client	47/84	47/84
Drawing No	PL-105	C
Project Name	Proposed Site Highways Layout Plan	Scale
Project No	SA/11	1:200 @ 1:1000
Issue	July 2021	Scale

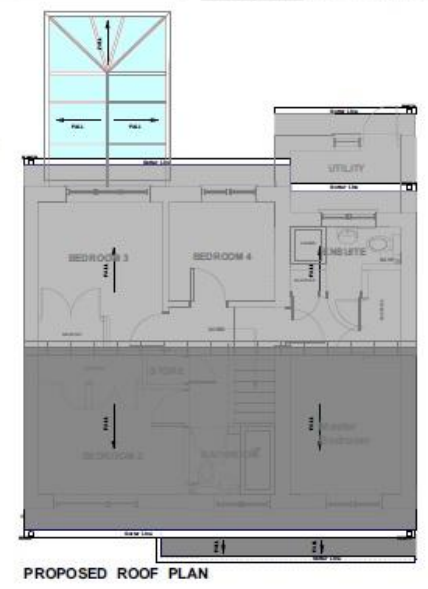
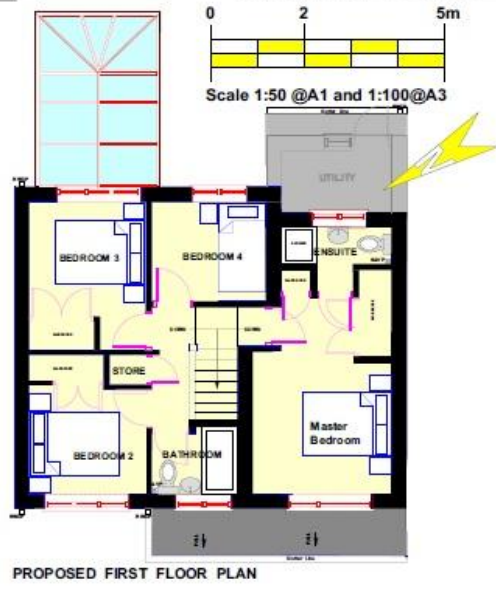
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Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD Proposed House Plans and Elevations



0 2 5m
Scale 1:50 @A1 and 1:100@A3

Materials Key:

- Roof Tiles:** New 100mm thick loose-laid roof tiles with a 10% overage. Color: Dark Grey. Installation: Full bed on battens.
- Lead Flashings:** All existing lead flashings to be replaced with new lead flashings to be supplied with the roof tiles.
- Roof Water Goods:** All new rainwater goods are to be UPVC half round gutters with downpipes in color. Color: Dark Grey.
- External Walls:** New external facing bricks to be laid in a stretcher bond. Color: Dark Grey. Installation: Full bed on battens.
- Roof Lights:** New roof lights to be installed in accordance with the manufacturer's instructions.
- Windows:** New double glazed, thermally broken, powder coated aluminum window frames with double glazing units to comply with current building regulation requirements. Window frames will powder coat finish to be white to match surrounding properties.
- External Doors:** New double glazed, thermally broken, powder coated aluminum door and frame with double glazing units to comply with current building regulation requirements. Door and frame will powder coat finish to be white to match surrounding properties.
- Garage door:** New rolling door garage door to be installed in accordance with the manufacturer's instructions.

D	15.01.20	Issue and approval of house plans
C	15.01.20	Issue and approval of house plans
B	08.01.20	Issue and approval of house plans
A	14.09.20	Issue and approval of house plans

hha architects
horley huber architects ltd

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Stafford 01827 331333
www.horleyhuberarchitects.co.uk

Client: Mr D. Malton

Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD

Plot No: 4754

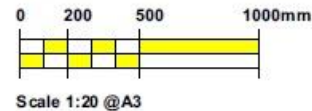
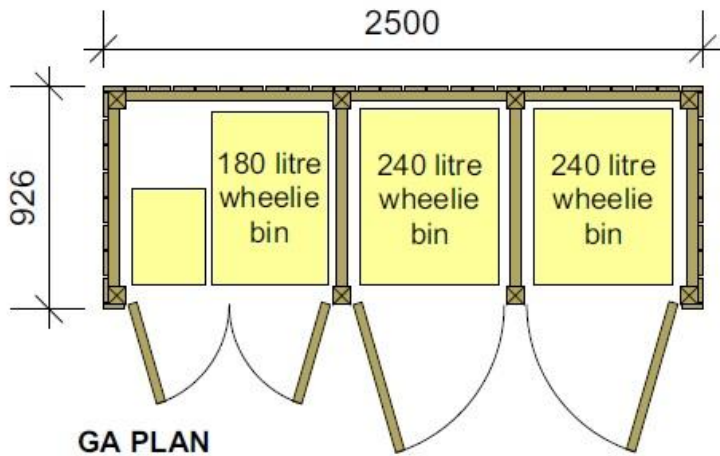
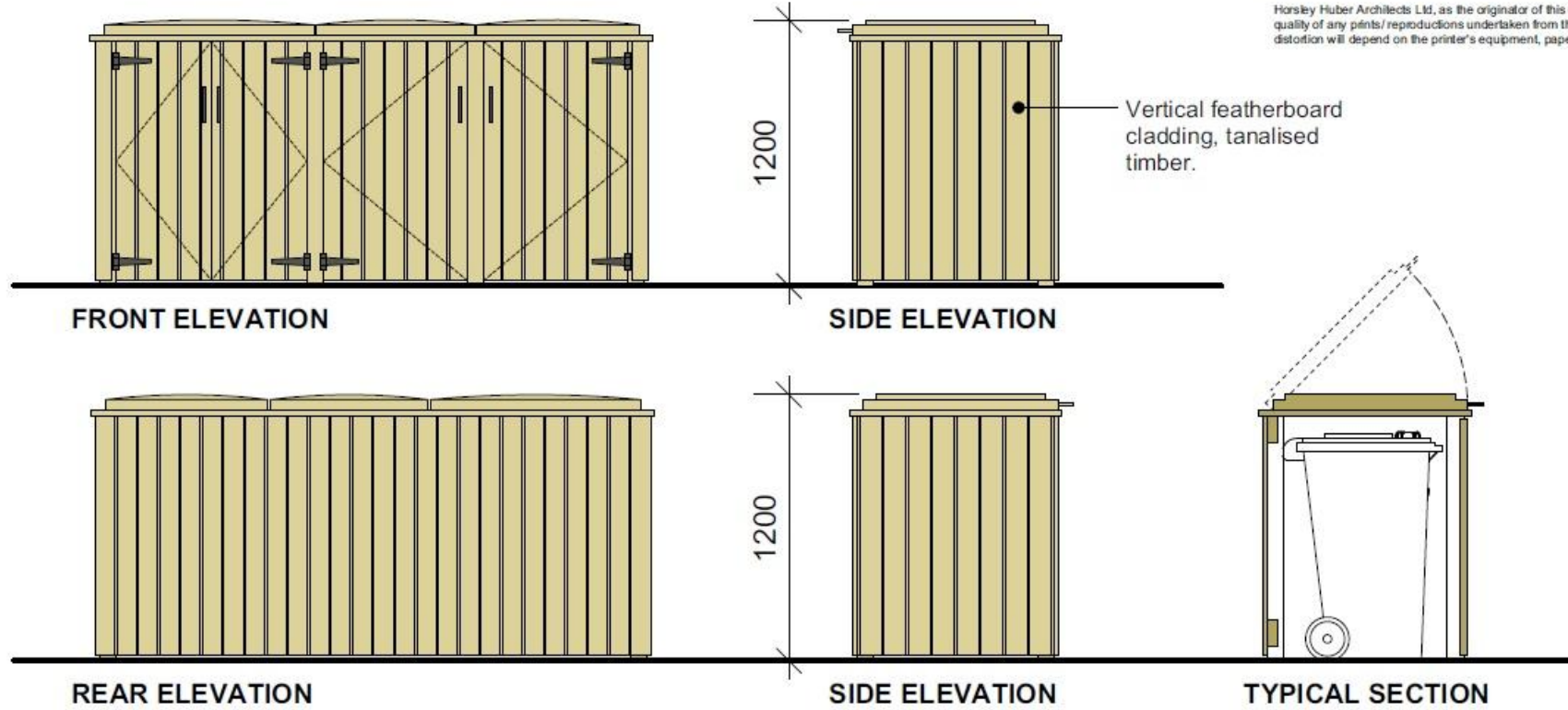
Drawing No: PL-102

Proposed House Plans and Elevations

Issue Date: July 2021

Scale: 1:50 @ A1 and 1:100 @ A3

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hha architects		Revision	
horsley huber architects ltd		Client Mr D. Mallinson	
Castleburg Studios, 13/4 Newport Road, Stafford, ST16 2HS t: 01785 251238 e: info@hha.co.uk w: www.hha.co.uk		Job Proposed New Dwelling House at 35a Trenchard Avenue, Beaconside, Stafford ST16 3RD	Job No. 4784
Drawing Proposed Bin Store Details		Drawing No. PL-106	
Drawn JB	Checked SAH	Date July 2021	Scale 1:20@A3
<small>Do not scale. Check all dimensions on site. This drawing is copyright.</small>			

Mr D Mallinson
C/O Horsley Huber Architects
Ltd
FAO Mr S Hibbert
Castleberg Studios
134 Newport Road
Stafford
Staffordshire
ST16 2HB

Date Registered 14 March 2022
Decision Date 9 August 2023
Issue Date 13 September 2023

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 21/35329/FUL
Proposed Development New dwelling house with new dropped kerb, pedestrian and vehicular access.
Location Land Adjacent To 35 Trenchard Avenue Beaconside
O. S. Reference: 393386 324107

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:
 - Site Location Plan and Proposed Floor Plans and Elevations (Scale 1:1250, 1:100 and 1:50) Drawing No. PL-102 Revision D
 - Proposed Site Plan (Scale 1:100) Drawing No. PL-101 Revision D
 - Proposed Bin Store Details (Scale 1:20) Drawing No. PL-106
3. All works, including demolition, site works, construction and deliveries shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.
4. Facilities shall be provided at the site and used when necessary for damping down to prevent excessive dust.
5. Road sweeping shall be carried out at regular intervals, both on the site and on the access highway to prevent excessive dust.

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PERMISSION FOR DEVELOPMENT

6. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.
7. Prior to commencement of development, details of a screening scheme to protect neighbouring residential dwellings from exposure to excessive noise shall be submitted to and approved in writing with the Local Planning Authority.
8. Prior to commencement of development a BS5837:2012 tree impact assessment and method statement shall be submitted and approved in writing by the Local Planning Authority.
9. Prior to the dwelling being brought into use the parking and access arrangements as detailed within the approved plans shall be fully implemented and thereafter retained.
10. The external roof tiles and bricks used to finish the dwelling hereby approved shall, as stated on the approved drawings, match the adjacent dwellings.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
4. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).

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Date Registered 14 March 2022
Decision Date 9 August 2023
Issue Date 13 September 2023

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

5. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).
6. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
7. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
8. To protect and manage trees and ecology within the borough (Policy N4 of the Plan for Stafford Borough).
9. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
10. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.

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ST16 2HB

Date Registered 14 March 2022
Decision Date 9 August 2023
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 2 The vehicle access crossing will require a permit from our Traffic & Network Management Unit to extend the dropped kerb. Please note that you require Section 184 Notice of Approval from Staffordshire County Council. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Traffic & Network Management Unit, Staffordshire Place 1, Tipping Street, Stafford, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk) Vehicle access crossing (dropped kerb) - Staffordshire County Council.



Head of Economic Development and Planning

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Stafford Borough Council | Civic Centre | Riverside | Stafford | ST16 3AQ
info@staffordbc.gov.uk | 01785 619 000 | www.staffordbc.gov.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION FOR PERMISSION FOR DEVELOPMENT.

With reference to your recent application, I enclose herewith the following documents:-

- (a) Formal notice of the decision of the Borough Council.
- (b) Notes on forming part of the Local Planning Authority's decision, the relevant parts of which should be read in conjunction with the decision.

Please note that any approval contained herein does not constitute an approval under any other statutory provision or regulation except that stated, and that you may require approval under the Building Regulations before commencing any works. Likewise, any amendments made since the plans were first submitted or any future amendments may also require further approval before the works can proceed. Also, if the proposal affects a Listed Building or is within a Conservation Area, it may be necessary for you to obtain a separate Listed Building Consent or Conservation Area Consent, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Facilities for the Disabled: In the case of the development to which the public will have access, and in particular disabled persons, I am required to draw to your attention to certain matters which are detailed in paragraph (g) of the Notes accompanying this decision.

In the case of detailed permission for development which involves new roads and numbering, would developers please note that they (a) should send two copies of a suitable layout plan giving the proposed street names, with alternatives, for approval, and (b) keep me informed of any subsequent amendments to plans which may require alterations to the street naming and/or numbering.

NOTES FORMING PART OF THE LOCAL PLANNING AUTHORITY'S DECISION

A. IN RELATION TO APPLICATIONS FOR PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. NB. Householder Appeals should be submitted within twelve weeks of the decision date, and Advertisement Appeals should be submitted within eight weeks of the decision date. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse delay in giving notice of appeal. He is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provision of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered so capable by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council or County Council in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land under the provision of Part VI of the Town and Country Planning Act 1990.

B. IN RELATION TO APPLICATIONS FOR LISTED BUILDING CONSENT

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment under Section 20 of Planning (Listed Buildings and Conservation Areas) Act 1990 who has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because of negotiations with the Local Planning Authority in regard to the proposed works are in progress.
2. If listed building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered so capable by the carrying out of any works which have been or would be permitted, he may serve on the Borough Council in which the land is situated a listed building purchase notice requiring that the Council to purchase his interest in the land under provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

C. IN RELATION TO APPLICATIONS FOR CONSENT UNDER THE ADVERTISEMENT REGULATIONS

1. The regulations referred to below are the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
2. Every grant of express consent must be for a fixed period, which shall not be longer than five years from the date of grant of consent.
3. Provision may be made, in granting consent, for the term thereof to run from the subsequent inception of the display to which the consent relates or from a subsequent date not later than six months after the date on which the consent is granted, which is the earlier.
4. Application may be made for the renewal of the consent hereby granted at any time within a period of six months before the expiry thereof.
5. Except where the Local Planning Authority when granting consent impose a condition to the contrary, or where the renewal of consent is applied for and is refused, advertisements displayed with express consent granted under these regulations may on the expiry of the consent continue to be displayed without express consent subject to the power the Local Planning Authority to require the discontinuance of the display under regulation 8.
6. Where the display of advertisements in accordance with consent duly granted involves the development of the land on which they are displayed, permission for that development is deemed to be granted, and no separate application for such development is necessary.
7. Where the advertisements, to the display of which the consent hereby granted relates, continue to be displayed after the expiry of the term herein before mentioned (see Note 5 above) the display thereof will continue to be subject to the like conditions mentioned herein.
8. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent or to grant consent subject to conditions, he may, within eight weeks from the receipt of notification of the Authority's decision or such longer period as the Secretary of State may allow, give notice of appeal in writing to the Secretary of State for the Environment who must be furnished with a copy of all application documents, decision notice and other correspondence.
9. Before any advertisement is displayed on land in pursuance of the consent hereby granted, the permission of the owner of the land or other person entitled to grant permission in relation thereto must be obtained.
10. A person displaying an advertisement in contravention of the aforesaid regulations shall be liable on summary conviction of an offence under Section 224 of the Town and Country Planning Act 1990 (as amended) to a fine not exceeding level 3 on the standard scale and in the case of a continuing offence, one tenth of level 3 on the standard scale for each day

D. STANDARD CONDITIONS RELATING TO CONSENT UNDER THE ADVERTISEMENT REGULATIONS

1. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
3. Where any advertisement is required under these regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

E. IN RELATION TO APPLICATIONS FOR A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

If the applicant is aggrieved by the decision of the Local Planning Authority he may appeal to the Secretary of State under Section 195 of the Town and Country Planning Act 1990 as amended within six months of receipt of this notice of decision, or within such longer periods as he may allow, sending a copy of all application documents, decision notice and other correspondence.

F. APPEALS

The address of the Secretary of State for the Environment from whom all appeal forms should be obtained is:-

Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Tel: 0303 444 5000

Alternatively, you can visit <https://www.gov.uk/appeal-planning-inspectorate> where appeals can be submitted online.

For householder appeals please use <https://www.gov.uk/appeal-planning-decision> and for Full planning applications <https://www.gov.uk/appeal-planning-decision>

G. APPEAL PROCEDURE FOR PUBLIC INQUIRES

Appellants seeking an inquiry are asked to give the Planning Inspectorate and Local Planning Authority at least 10 days' notice that they intend to submit an inquiry appeal.

Appellants should send an email to the Local Planning Authority's email planning@staffordbc.co.uk and also to the Planning Inspectorate's email inquiryappeals@planninginspectorate.gov.uk at least 10 working days before submitting a planning appeal they wish to follow the inquiry procedure.

In the notification, appellants should include:

- Appellant name
- The Local Planning Authority that the appeal will be against
- Reason for appeal

- Planning application number
- Likely submission date of appeal
- Proposed duration of inquiry in days

A template can be found at: <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>

For clarity, this only applies to planning appeals that follow the inquiry procedure.

H. PROVISION OF ACCESS ETC. FOR THE DISABLED (TOWN AND COUNTRY PLANNING ACT 1990, SECTIONS 76)

In respect of development resulting in the provision of:-

- (i) premises to which the public are to be admitted;
- (ii) offices, shops, railway premises and premises deemed to be such premises for the purposes of the Offices, Shops and Railway Premises Act 1963 and Factories;
- (iii) educational and further educational establishments;

your attention is drawn to the provisions of Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 (obtainable from:- H.M.S.O., 258 Broad Street, Birmingham B1 2HE), and Part M of the Building Regulations 1991 (as amended) and the D.O.E. Design Note 18 - Access for Physically Disabled to Educational Buildings(also obtainable from H.M.S.O.).

Head of Development