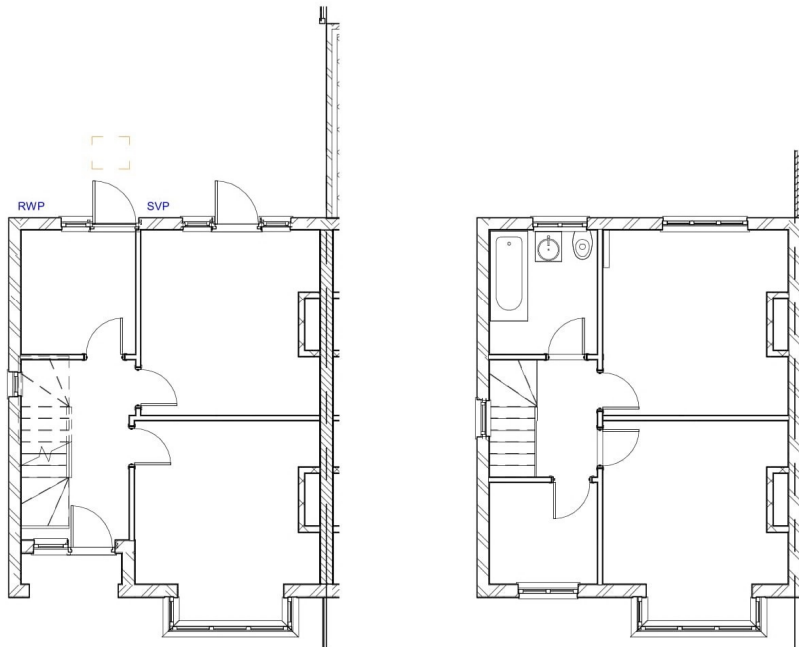




1 Ground Floor
1 : 100

2 First Floor
1 : 100



3 Front Elevation
1 : 100

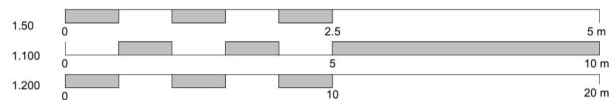


4 Left Elevation
1 : 100



5 Rear Elevation
1 : 100

General Notes
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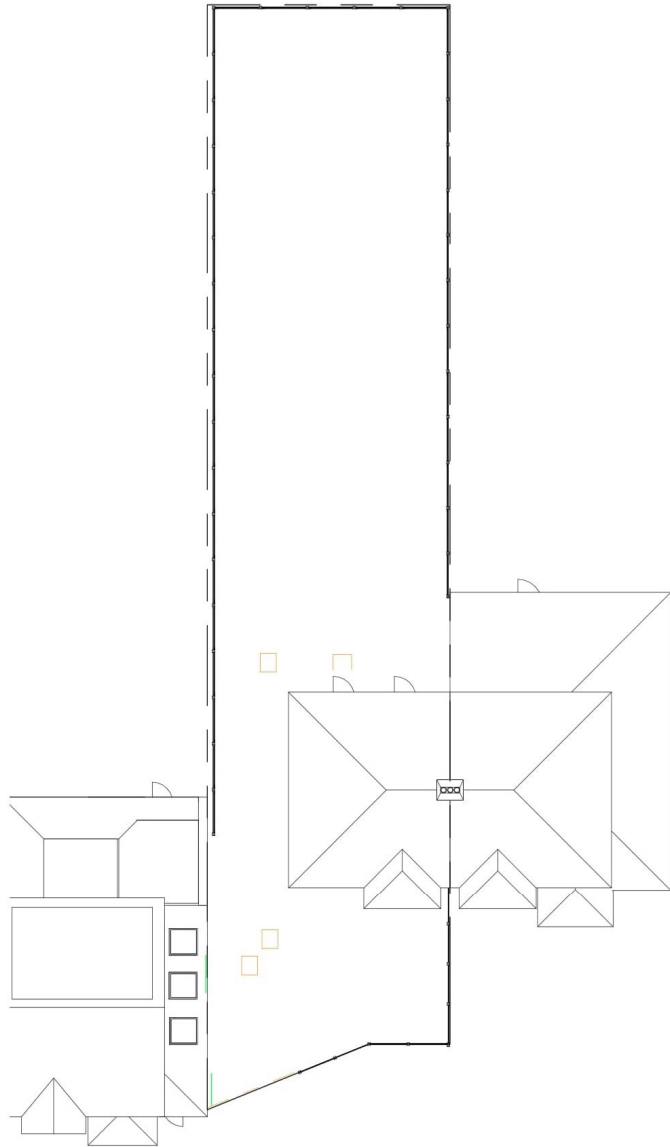
Sarabdeep

134 Long Lane

Existing Floorplan and Elevation

A101

Document (A3)

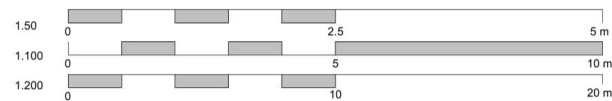


1

Site Plan

1 : 200

General Notes
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134 Long Lane

Existing Site Plan

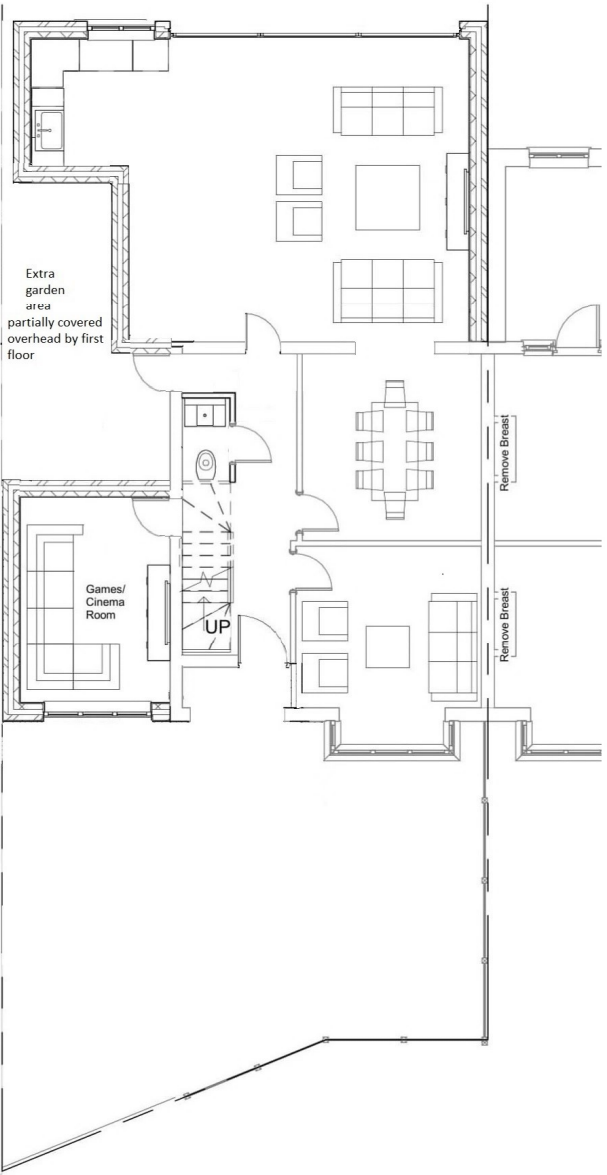
A102

Document (A3)

Recently appealed application 74860/APP/2020/2461 side wall ran the length of the red line. This was the feedback from the Appeal officer, highlighting the issues they had with it:

"Furthermore, a large part of the side extension would have a greater height, of around 3 metres, which would be above the current fence height. Therefore, due to its height and significant overall depth beyond the rear elevation of the dwelling at No.136 which would create an expansive brick wall on the boundary, the proposal would result in a sense of enclosure for the neighbouring occupiers from both their rear facing ground floor windows, including the kitchen, and the part of the garden closest to the dwelling."

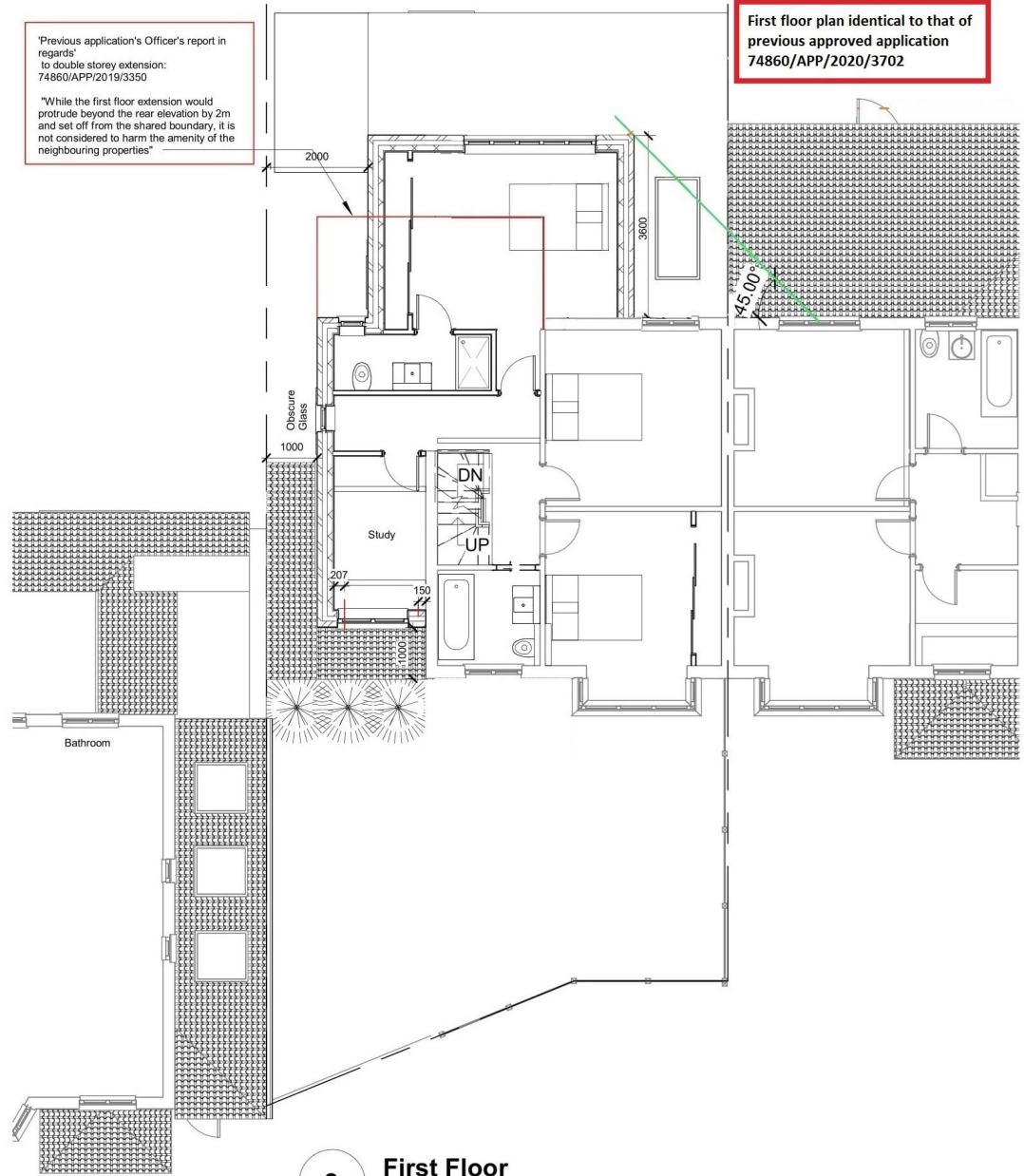
This revised plan addresses each of the boldened points here. Now only a tiny part of a length of just over 1metre will have a height of 3metres. The previous depth is now broken by a huge gap in the wall of a length of around 6metres in length, followed by just 3metres length of wall which slopes down to only 2.1metres eaves height, hence not breaking the line of sight to the previously approved rear extension over the fence. This plan will have no adverse affect at all to the neighbour in the area at or around their rear elevation, which was the concern of the Appeal officer.



"Previous application's Officer's report in regards" to double storey extension: 74860/APP/2019/3350

"While the first floor extension would protrude beyond the rear elevation by 2m and set off from the shared boundary, it is not considered to harm the amenity of the neighbouring properties"

First floor plan identical to that of previous approved application 74860/APP/2020/3702



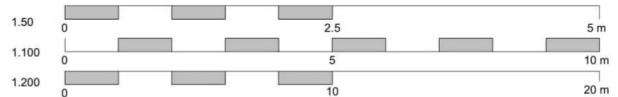
Ground Floor

1:100

First Floor

1:100

General Notes
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134 Long Lane

Proposed Floorplan

06/08/2020 3:02:34 PM

A103

Document (A3)

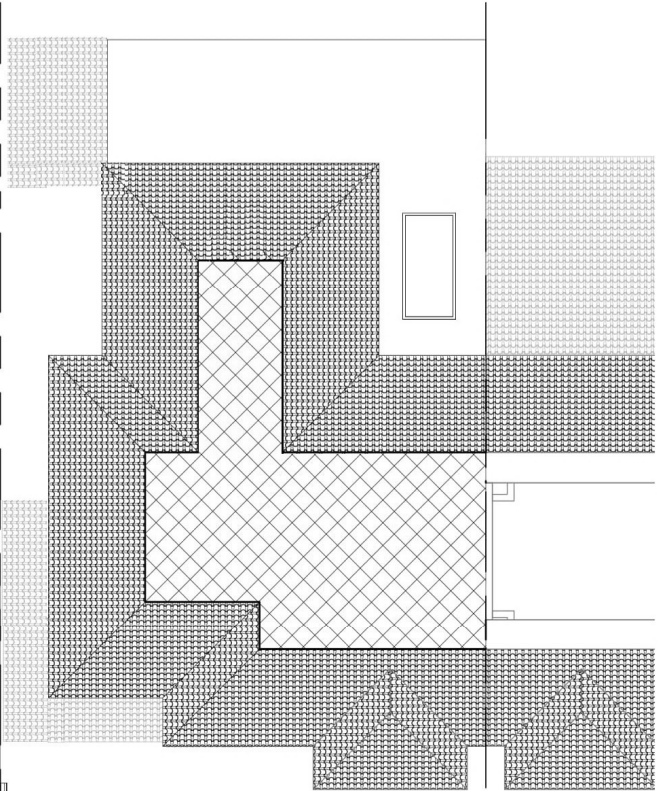
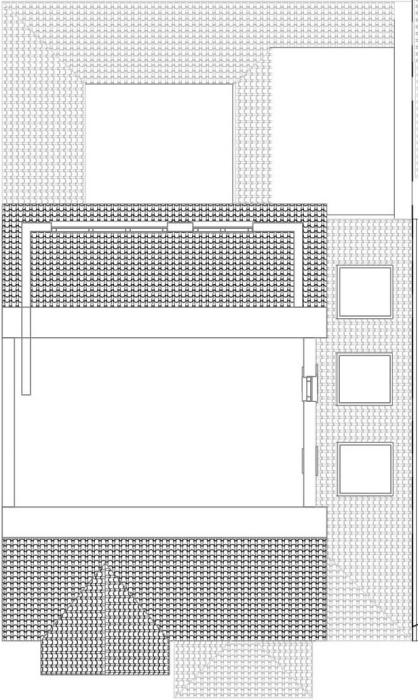
Quick reminder on the PPF guidance on adding conditions to planning applications restricting future PD rights.

"Conditions restricting the future use of permitted development rights or changes of use may not pass the test of reasonableness or necessity. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#), so that it is clear exactly which rights have been limited or withdrawn. Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity."

<https://www.gov.uk/guidance/use-of-planning-conditions>

"The Planning Practice Guidance (the Guidance) advises that conditions **restricting the future use of permitted development rights will rarely pass** the test of necessity and should only be used in exceptional circumstances."

Appeal decision report 3217169 and stated on countless others.

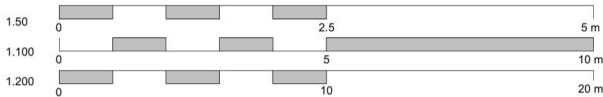


1

Second Floor

1 : 100

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134 Long Lane

Proposed Floorplan

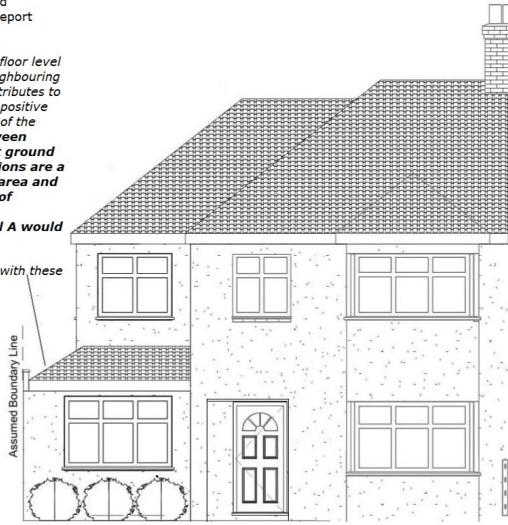
A104 - REV A

Document (A3)

Recently appealed application
74860/APP/2020/2461 had the identical Front
Elevation, and the Appeal officer deemed that it
would not be harmful to the character and
appearance of the area. Here was their report
feedback:

"This set back would retain a gap at first floor level
between the appeal property and the neighbouring
dwelling at No.136 Long Lane, which contributes to
the spacious nature of the site and has a positive
impact on the character and appearance of the
area. Although the existing gap between
these two dwellings would be lost at ground
floor level, single storey side extensions are a
common feature in the surrounding area and
therefore this would not appear out of
keeping."

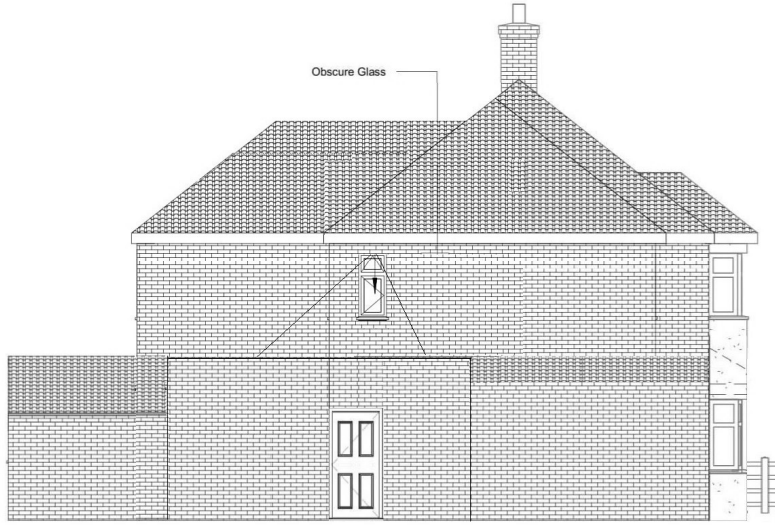
"As the proposed development in Appeal A would
not be harmful to the character and
appearance of the host dwelling or
surrounding area, it would not conflict with these
same policies."



1

Front Elevation

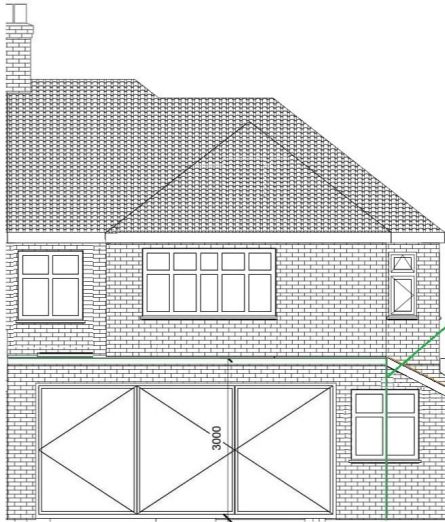
1 : 100



2

Left Elevation

1 : 100



3

Rear Elevation

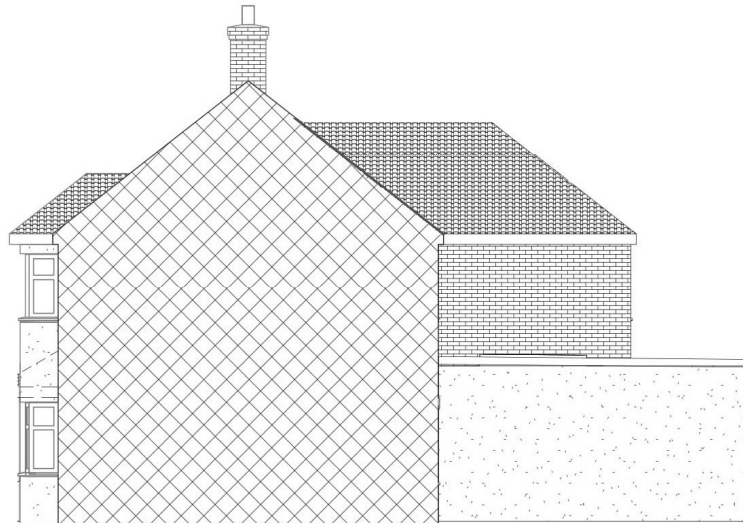
1 : 100

Outline of previous Approved
application 74860/APP/2020/ 3702
ground floor rear elevation

Roof is sloping down to a
height of 2.1m at the eaves with a 20m boundary gap.
It will not impede at all the line
of sight between the 2m fence
height and the 3m height of
the extension already
approved on application
74860/APP/2020/ 3702.
Therefore this addition will
have no incremental impact on
the amenity for no. 136.

Line of sight above 2m high
fence from No. 136

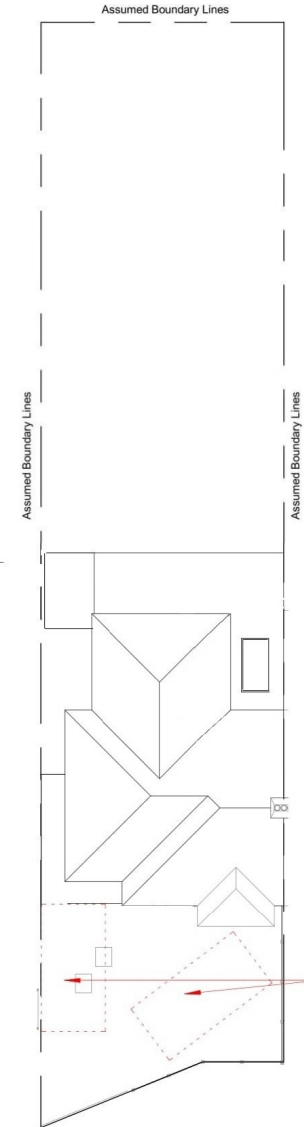
Boundary fence of 2m height. Legal
ownership rights to this fence are
with this property (no. 134) and
owner will always fully use their right
to have fence height upto the 2m max
allowable height.



4

Right Elevation

1 : 100

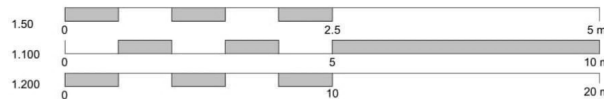


5

Site/Roof Plan

1 : 200

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The contractor must check all dimensions on site before commencing work and discrepancies must be
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134 Long Lane

Proposed Elevations & Site Plan

A105

06/08/2020 3:02:45 PM

Document (A3)