

Working for you

J & I Brown
c/o M J F Architects
Mr S Johnson
659A Roundhay Road
Oakwood
LEEDS
LS8 4BA

Our Ref: DCACKPA 6.49.165.A.OUT
15/05195/OUT
Your Ref: 1327
Date: 3 December 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION ACKNOWLEDGEMENT

PROPOSAL: Outline application for the erection of 2 dwellings with access and layout considered (Site Area 0.13 ha).
LOCATION: Land Adjacent To Old Church Lane Cottage Old Church Lane Pateley Bridge Harrogate North Yorkshire HG3 5LY
APP NO: 6.49.165.A.OUT 15/05195/OUT
PA LINK: <http://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NY3YZLHY0B100>

Thank you for your valid application registered on 26 November 2015. It is expected that the decision will be made by the Planning Committee in accordance with the Council's Planning Scheme of Delegation.

It may be that the above development description and/or address differs from that on your application form. Should you disagree with my description/address, please contact the case officer, quoting the application number which is 6.49.165.A.OUT.

The name of your case officer can be found within 3 working days of validation using the Council's online planning application service 'Public Access':
<http://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NY3YZLHY0B100>

The case officer will need to visit the site soon . It is important for you to advise by return if any special arrangements are needed to enable the site to be visited without prior notice. Failure to do so can result in abortive visits and a delay in dealing with the application, however appointments cannot normally be made.. The Case Officer will also put up a Site Notice on or as near to the site as possible. Your help in ensuring this Notice is not removed, obscured or defaced during the statutory 21 day period of display is required.

If you are an agent, please ensure the applicant is made aware of the application number, the Case Officer and how to contact the Department.

You can also monitor the progress of this application online at:
<http://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NY3YZLHY0B100>.

Please note that all details submitted with the application will be scanned and available on the Internet using the above service.

You can now submit your applications online at: <http://www.planningportal.gov.uk>

Application forms, drawings and fees can be submitted - and of course hard copies are not required.

If further information is needed or if I later find that your application is invalid because it does not comply with the statutory requirements then I shall write to you as soon as possible.

We are now able to send the acknowledgement and invalid letters via e-mail which allows us to deal more quickly and efficiently with the registration of an application, if you are not already receiving these letters via this method and would like to do so, please email ippu@harrogate.gov.uk stating your name, company name and email address.

If by 21 January 2016 you have not

- been told that your application is invalid; or
- been told that your fee cheque has been dishonoured; or
- been given a decision in writing; or
- agreed in writing to extend the period in which the decision may be given,

then you can appeal to the Secretary of State against non-determination within six months of 21 January 2016 (unless the application has already been referred by the Borough Council to the Secretary of State) **or if the development in your application is the same or substantially the same as development that is currently the subject of an enforcement notice, 28 days.**

If an enforcement notice is served relating to the same or substantially the same development as in your application, then the time limit to appeal will expire 28 days after the enforcement notice is served – except that you will have a minimum of 28 days to appeal after the right of appeal begins, and the time limit will expire no later than it would if there were no enforcement notice.

Appeals must be submitted on a form which you can get from the Planning Inspectorate at Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel 0303 444 5000 or visit their web site www.planningportal.gov.uk/planning/appeals/planningappeals. However most applications are dealt with well within 8 weeks.

This letter acts as a receipt for planning charges; the sum of £ being received.

If your application involves the development of one or more residential units, whether by new build, conversion or sub-division, it will be subject to the Council standards for the provision of open space and additionally in rural areas the provision for village halls. These standards are set out in Policy C1 of the Harrogate District Core Strategy and related Supplementary Planning Guidance. If these standards apply to your application, then you will receive a letter and further details from us shortly. This information is available online at www.harrogate.gov.uk/ldf.

If your application relates to a building which is open to the public, (including work places and schools) the provision of suitable access for disabled people is a material consideration. Anyone undertaking such a development should, where reasonable and practicable, make provision for the needs of disabled persons. You should consider the means of access to the building(s) (at least one level or ramped entrance is essential); entrance dimensions; internal circulation; toilet and washing facilities; special car parking spaces and signposting. When taken into account at an early stage in the design process disabled people's needs can often be met inexpensively and easily. Also Part M of the Building Regulations 1991 requires that reasonable provision be made for access and facilities for disabled people and you may contact the Building Control Section, Tel 01423 556555, for further advice.

The Borough Council is required by law to draw your attention to Sections 4,7,8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Disability Discrimination Act 1995 which are available for reference at the County Library or at <http://www.direct.gov.uk/en/DisabledPeople/index.htm>.

I would also like to take this opportunity to make you aware of the "Secured By Design" scheme which has been developed by the Police as a practical method to help protect the community from crime. For help and advice contact Mr Chris Green, Police Architectural Liaison Officer, North Yorkshire Police, Tel No 01423 539347., Fax: 01423 539473 or see www.securedbydesign.com.

Please take special note that the development applied for must not be carried out until planning permission has been granted by the Council. Approval under the Building Regulations may also be required for the proposed development, for which a separate application must be made. Please contact the Building Control Section, Tel: 01423 556555 for further information. If you start work in advance of obtaining all the necessary approvals you risk having to demolish and reinstate and/or prosecution.

Yours faithfully

G Bell
Chief Planner

