

RIGHTS OF APPEAL

If you want to appeal against your Local Planning Authority's decision to refuse permission/ consent for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on: 0303 444 5000.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this decision notice, whichever period expires earlier.

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

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (pabc@broxtowe.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

COMPLIANCE WITH CONDITIONS

Failure to comply with any conditions on a planning permission/consent may result in any person with an interest in the land/buildings being liable to enforcement action and may result in the development being unlawful.

A fee is payable to the Local Planning Authority where a written request is made for the approval of details pursuant to a condition. A further fee is payable if confirmation is requested that the conditions have been complied with or discharged. A fee is required for each request.

PURCHASE NOTICES AND COMPENSATION

If either the Local Planning Authority or the Secretary of State refuses permission/ consent 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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. Further information is available:

<https://www.gov.uk/government/publications/purchase-notices-served-under-the-town-and-country-planning-act-1990>

OTHER LEGISLATION

The attached is a planning decision only and it may be necessary to obtain approval under the Building Regulations or any other legislation before the particular development is carried out.