



## Grounds for Appeal

Date 13/01/2021

Planning Application No. 2020/0697

### Introduction

The homeowner wanted an outbuilding for storage/workshop/garage within the dwellings sizable plot. The design of the outbuilding was such that materials that were to be used matched the original property and also the homeowner wished to be more environmentally friendly and use certain products to achieve this, such as solar panels and Seddum Roof. After discussions with neighbours regarding design, size and location no objections were raised. The homeowner designed the outbuilding accordingly and applied for planning permission.

The council refused on three points (See decision letter enclosed).

### Reason for Appeal

Our reasons for appeal are that we feel that the planning officer's advice and decision are both contrary and mis-leading.

Point 1 from the decision letter contradicts the advice given to change some features of the original application in the sense that we were asked to alter the roof design to match another outbuilding within the properties boundaries and lower the eaves height. How then can this be intrusive and detrimental to the street scene.

Point 2 from the decision letter does not make sense as the planning officer stated in an email that the building was not large enough to be a garage but yet point 2 states that it is larger enough for a standalone dwelling.

Point 3 from the decision letter makes assumptions based on a document that was asked for mid-way through the application process. I cannot see how any of the points raised would occur as noise would just be vehicular noise no more, no waste is produced, and I cannot see how this would be deemed to be for commercial use.

### In Conclusion

Having read through the policy's stated in the decision letter I have checked off most of the requirements within these policies, with no objections from the neighbouring properties I therefore feel that the refusal is unjust and should be overturned.

66 Low Grange Road, Thurnscoe, Rotherham, South Yorkshire.

Phone 07966 488928

Email [info@abdesignandbuild.co.uk](mailto:info@abdesignandbuild.co.uk)

Email [stuart@abadesignltd.co.uk](mailto:stuart@abadesignltd.co.uk)

Website [www.abdesignandbuild.co.uk](http://www.abdesignandbuild.co.uk)

Company Registration Number: - 10754054