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Dated 27 September 2012

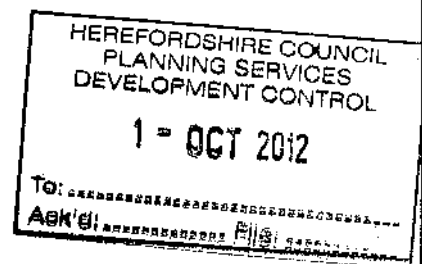
STATUTORY DECLARATION

By

DEREK GORDON HONEYWILL

Relating to

1 Hillview Cottages, Llangrove, Ross on Wye, HR9 6EX



We hereby certify this to be
a true copy of the original

.....
Dean Conveyancing

I, DEREK GORDON HONEYWILL of 1 Hillview Cottages, Llangrove, Ross on Wye, Herefordshire, HR 6EX, do solemnly and sincerely declare as follows:

1. My wife and I purchased 1 Hillview in June 2007. A year later we decided that we needed more space to accommodate visiting family, especially my elderly disabled mother who could not visit from Devon because of the stairs and toilet facilities.
2. In May 2008 we applied for planning permission to extend the property which was refused on 1 September 2008. There were no objections as far as we know from either the Parish Council or neighbours.
3. Due to a change in the law four weeks later - on 1 October 2008, (*Town and Country Planning (General Permitted Development) (Amendment) (No.2)(England) Order 2008, Schedule, Part 1, Class A.*) we discovered through the media that extensions like the one we proposed were now legally permitted. To verify this we visited The Ross Planning Surgery and spoke to Mr E Thomas who advised that because of the change in law the extension was permitted. I wrote to Herefordshire Council and received a letter (dated 8 October 2008) from Mrs C L Atkins, Senior Planning Officer in confirmation. This being annexed hereto and marked DH1.
4. On this basis we decided to go ahead with the extension taking note of Mrs Atkins dislike of the roof design and altering this aspect accordingly.
5. Work commenced in November 2008 and was officially completed on 7 August 2012 with the receipt of the Building Regulations Certificate from Herefordshire Council. This being annexed hereto and marked DH2.
6. I make this solemn declaration believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED BY DEREK GORDON HONEYWILL

At Lydney in the county of Glos

On this 27 day of September 2012

LISA HILL

Before me

Licensed Conveyancer

.....

.....



Regeneration Directorate
Director: G.J. Hughes

Mr D Honeywill
1 Hillview Cottage
Llangrove
Ross-on-Wye
Herefordshire
HR9 6EX

Your Ref:
Our Ref: CA/SE2008/1858/F
Please ask for: Mrs C Atkins
Telephone: 01432 260536
Fax: 01432 261970
E-mail: catkins@herefordshire.gov.uk

Date: 8th October 2008

Dear Mr Honeywill,

SITE: 1 Hillview Cottages, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EX
DESCRIPTION: Single storey extension.

I write in response to your letter dated 2nd October 2008, in respect of the above-mentioned proposed extension, which was refused planning permission on 1st September 2008.

My colleague Mr E Thomas advised you at the Ross Planning Surgery that the Government has recently changed the legislation that sets out what development is permitted, and as such does not require an express planning permission from the Council. These amendments came into force on 1st October 2008. There has been no change to the planning policies which planning applications should be assessed against.

Under the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Schedule, Part 1, Class A, the proposed extension is permitted and does not require an express planning permission. This is provided that all exterior materials are of a similar appearance to those used in the construction of the exterior of the existing dwelling.

Please accept that this is an informal view however, and it does not constitute a formal determination under Section 192 of the Town and Country Planning Act 1990 (as amended). If you wish to obtain such a legal determination, you can apply for a 'Certificate of Lawfulness' of proposed use or development, for which the relevant application forms and information on fees are obtainable from this office.

I, however, retain my opinion that if planning permission were required for the extension that the scheme is unacceptable due to its poor design and the adverse impact it would have on the character of the property.

(Cont'd...)



Certificate No. 4392

Putting People First Providing for our Communities
Preserving our Heritage Promoting the County Protecting our Future
County of Herefordshire District Council Southern
Planning Services

PO Box 230, Hereford, HR1 2ZB
Main Switchboard (01432) 260386
www.herefordshire.gov.uk



DC5000MW

This is the exhibit referred to in the Statutory Declaration
of Derek Gordon Honeywill [redacted]
made before me [redacted] Licensed Conveyancer 27/09/11 (DH1)

Notwithstanding whether planning permission is required, an application may be needed under Building Regulations. In respect of this I would advise you to contact my colleagues in Building Control at the address given below or on telephone number 01432 261940.

Yours sincerely,



C.L ATKINS (MRS)
SENIOR PLANNING OFFICER
PLANNING SERVICES



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**COMPLETION
CERTIFICATE**

The Building Act 1984
The Building Regulations 2010
Building Regulations
Plan Number:

BC/0009/2617/BN (09C000)**Details of work**

Description:

1

Extension 10-40m

2**Location of building to which work relates**

Address:

1 Hillview Cottages, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EX

3**Deposit of particulars**

A Full Plans/Building Notice was deposited under the Building Regulations made under Section 1(3) of the Building Act 1984 on: 29 July 2009

4**Inspection date**

Date on which inspection was made: 3 August 2012

5**Compliance with Building Regulation 2010**

This certificate, which is given in accordance with Regulation 17, shall be considered as evidence (but not conclusive evidence) that, insofar as the authority has been able to ascertain, the work described in the certificate are in compliance with the requirements of the Building Regulations.

6**Limitation of Certificate**

This Certificate relates only to the work described in 1 above and not any extension or alteration or installation of works and fittings to which the regulations did not on this occasion apply, e.g. to the existing building not affected by the works as described.

Signature:

Date: 7 August 2012


Anthony Brooks**Senior Building Control Surveyor**

Bc052 - BCE

Note: This certificate relates only to the work described above. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion or work carried out and independently certified under the Competent Persons Scheme. On request, a list of all inspections carried out by us can be provided.

This is the exhibit referred to in the statutory
Declaration of Derek Gordon Honeywill
made before me 27/08/12 (DH2)
Licensed conveyancer

