

A rural development site of nearly a third of an acre with planning permission for the erection of two 4 bedroom detached dwellings on the edge of Badingham, near Framlingham.

Guide Price
£300,000 Freehold
Ref: P7578/J

Development Site
along Mill Road
Badingham
Woodbridge
Suffolk IP13 8LH



Full planning permission was granted by East Suffolk Council on 17th January 2025 for the construction of two 4 bedroom detached houses with a new shared access on a site that extends to approximately 0.3 acres (0.12 hectares) in all.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The site is set along Mill Road in a semi-rural location on the edge of the popular village of Badingham. Badingham has an excellent dining pub, the White Horse, a well supported church and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

Description

Full planning permission was granted by East Suffolk Council on 17th January 2025 for the construction of two 4 bedroom detached houses including a new shared access from Mill Road - planning permission reference DC/24/2773/FUL.

The two proposed dwellings are essentially identical in design, with each extending to approximately 1,450 sq ft (134.6 sqm) and the accommodation comprising an entrance hallway, open plan L-shaped kitchen and dining room, sitting room with fireplace, study and cloakroom on the ground floor, together with a principal bedroom and en-suite shower room, two further double bedrooms, a single bedroom and bathroom on the first floor.

Outside there will be a new shared driveway arrangement installed off Mill Road, that will lead to parking areas immediately to the front of each property. The rear gardens face in a south-easterly direction and enjoy the sun throughout the morning and into the afternoon. Plot 2 will benefit from the larger of the two plots, with good size gardens to the front, side and rear.

The external finish is in keeping with the Suffolk vernacular with a brick plinth and composite cladding to the elevations. It is proposed that windows and doors will be of low maintenance uPVC whilst the roofs and dormers will be covered in red pantiles.

CIL

The planning permission is subject to the local planning authority's Community Infrastructure Levy (CIL) and a CIL Liability Notice was subsequently issued dated 21st February 2025 confirming that the amount of CIL payable is £60,555.44 - Reference LN00006855 - although we understand that this amount is subject to indexation. Any detailed enquiries relating to CIL should be referred to the local planning authority, East Suffolk Council. Email: cil@eastsoffolk.gov.uk.

Proposed Terms of Sale

The extent of the site being offered for sale is as per the indicative plans included within these particulars with the area to be sold edged red. The vendor will also include an obligation within the sale contract for the purchaser to fence the boundaries marked A-B-C-D with 1.8m closeboarded fencing (or similar).

Services

We understand that there is an overhead electricity supply in Mill Road and we assume a supply can be taken from that location, although we have not undertaken any investigations in this regard. We further understand that a mains water supply is available in the road, although again we have not carried out any detailed investigations in this regard. The retained property, 1 Twin Oak Drive, is connected to the mains foul drainage in the road and an appropriate easement will be granted to connect into the foul drain, subject to any ongoing shared maintenance and repairing obligations. Notwithstanding the above, prospective purchasers should satisfy themselves with regard to the location and capacity of any services.

Architects

K A Kirby Architecture, Malt Office Farm, The Common, Metfield, Suffolk IP20 0LP; Tel: 01473 956002; Email: info@kirbyarchitecture.co.uk. www.kirbyarchitecture.co.uk

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

Viewing

By prior appointment with the selling agents and thereafter with particulars in hand. Access to the site is via the driveway serving 1 Twin Oak Drive.

Location Plan



PLOT 1



North West Elevation



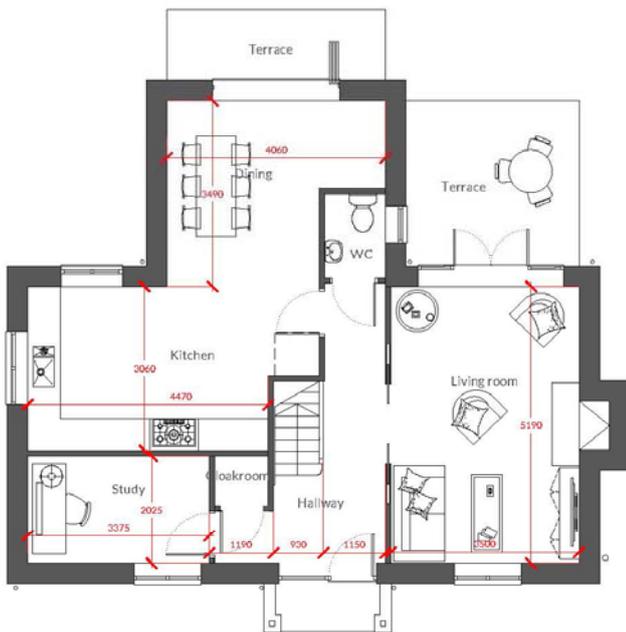
South West Elevation



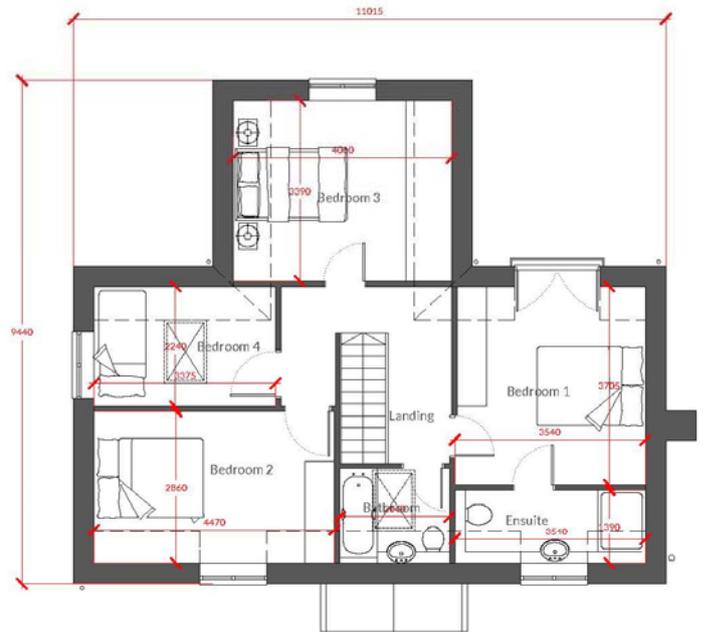
South East Elevation



North East Elevation



1 Ground Floor Plan



2 First Floor Plan

PLOT 2



North West Elevation



South West Elevation



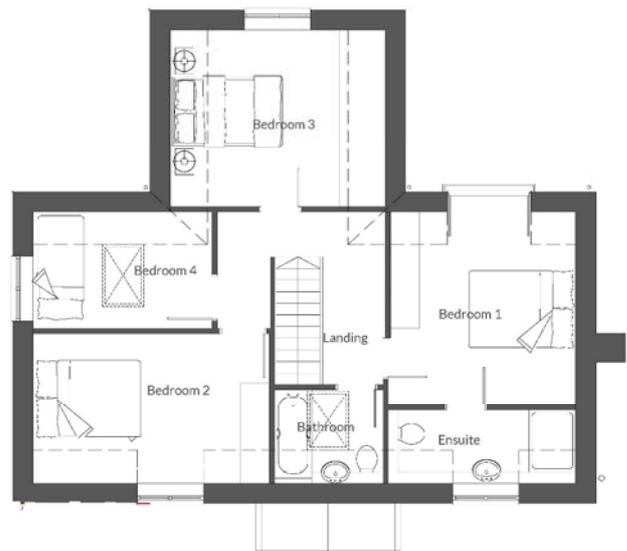
South East Elevation



North East Elevation



Ground Floor Plan



First Floor Plan



Site Plan



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2025



Directions

Leaving Framlingham on the Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House into Low Road. Take the next turning right into Mill Road and continue for approximately 1 mile until reaching the T-junction. The site will be found on the right hand side.

For those using the What3Words app:
 ///uproot.respected.downhill



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Myles Taylor
Kirby Architecture
The Old Mill
Mill Lane
Metfield
Suffolk
IP20 0LD

Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Our reference	DC/24/2773/FUL
Date valid	17 October 2024
Site	1 Twin Oak Drive , Badingham, Suffolk
Parish	Badingham
Proposal	Proposed two number four bedroom properties.

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

National Planning Policy Framework 2023

SCLP3.1 - Strategy for Growth (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.3 - Housing Development in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.4 - Housing in Clusters in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.34 - Strategy for the Rural Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (East Suffolk Council, Adopted May 2021)

Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document (East Suffolk Council, Adopted November 2022)

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

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Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with:

101 B received 01/08/2024
302 D received 28/11/2024
303 C received 01/08/2024
304 C received 01/08/2024
305 C received 01/08/2024
306 A received 01/08/2024
307 A received 01/08/2024
308 received 01/08/2024
309 received 01/08/2024
310 received 01/08/2024

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. No development shall commence until a precise detailed soft landscaping plan at a scale not less than 1:200 has been submitted to and approved in writing by the local planning authority. The plan shall include full planting and early years maintenance specifications and include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios and hard surfaces.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

4. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

5. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the (MHE Consulting Ltd, 2024), BNG Design Stage Report (MHE Consulting Ltd, 2024), Ecology

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Report (MHE Consulting Ltd, 2022) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

6. Prior to the installation of any external lighting, a "lighting design strategy for biodiversity" for development, buildings, features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

7. No development shall take place (including any demolition, ground works, site clearance) until a method statement for amphibians and reptiles has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details until a date specified by the ecologist and shall be retained in that manner thereafter.

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Reason: To ensure that ecological receptors are adequately protected as part of the development.

8. No part of the development (namely the removal or trimming of T003) which may kill, injure or disturb bats or damage or destroy a bat breeding site or resting place, shall in any circumstances commence unless the local planning authority has been provided with either:
 - a) a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead or demonstration that the appropriate Natural England Class Licence is in place to allow works to commence; or
 - b) a statement in writing from the relevant licensing body, or a suitably qualified and licensed ecologist, to the effect that it is not considered that the specified development will require a licence.

Reason: To ensure that the legislation relating to bats has been adequately addressed as part of the implementation of the development.

9. Prior to commencement of any works on site, a detailed Arboricultural Method Statement & Tree Protection Plan shall be submitted to and approved by the planning authority. The plan shall include details of required tree works, tree protection measures required during construction, and a 'no-dig' construction methodology for the creation of the access and driveway.

Reason: In the interests of minimising impact on retained trees to ensure their ongoing contribution to local landscape amenity and wildlife value.

10. Before the access is first used, vehicular visibility splays shall be provided as shown on Drawing No. 302 Rev. D with an X dimension of 2.4 metres and a Y dimension of 33 metres tangential to the nearside edge of the carriageway and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary

11. No other part of the development hereby permitted shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Suffolk County Council's preliminary drawing DM-000-01, with a minimum entrance width of 4.5 metres for a shared access. Thereafter it shall be retained in its approved form.

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Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. This needs to be a precommencement condition because access for general construction traffic is not otherwise achievable safely.

12. The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.

Reason: To avoid unacceptable safety risk from skidding vehicles and provide for pedestrian and cycling access.

13. The use shall not commence until the area(s) within the site shown in Drawing No. 302 Rev. D for the purposes of manoeuvring and parking of vehicles, including electric vehicle charging infrastructure, has been provided, and thereafter, that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway and promote sustainable modes of travel.

14. The use shall not commence until the area(s) within the site shown in Drawing No. 302 Rev. D for the purposes of secure cycle storage has been provided, and thereafter, the area(s) shall be retained, maintained, and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking (2023) to promote sustainable travel

15. Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

16. A Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors' vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.

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Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a precommencement condition because an approved Management Strategy must be in place at the outset of the development

17. Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water.

The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This needs to be a precommencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

18. Prior to the vehicular access being constructed, the ditch beneath the proposed access shall be piped or bridged in accordance with details that previously shall have been submitted to and approved in writing by the Local Planning Authority. The piped or bridged ditch shall be retained thereafter in its approved form.

Reason: To facilitate a safe access by ensuring uninterrupted flow of water and reducing the risk of flooding of the highway.

Biodiversity Net Gain Condition

19. **This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun.**

A biodiversity gain plan must address all of the matters under paragraph 14(2) of Schedule 7A to the Town and Country Planning Act 1990 and Article 37C(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

In addition, where development is not to proceed in phases, the matters specified under Article 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 must also be addressed.

Biodiversity Net Gain Details

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

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(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission is East Suffolk Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in the relevant legislation.

Based on the information available this **permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun** because none of the statutory exemptions or transitional arrangements listed in the legislation are considered to apply.

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The proposal will require works being carried out for the piping of a ditch. Consent will be required, from Suffolk County Council's Flood and Water Management team or the appropriate Internal Drainage Board, before work affecting an ordinary watercourse, including a ditch, (whether temporary or permanent), can commence. Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

Application forms are available from the SCC website:

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/>.

Yours sincerely,



Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council

Date: 17 January 2025

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Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.

Community Infrastructure Levy

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsoffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

Building Regulations

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Appeals to the Secretary of State

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;
Planning applications: Section 78 Town & Country Planning Act 1990.
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/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 [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:
<https://www.gov.uk/appeal-planning-decision> (Full planning application)
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)
<https://www.gov.uk/planning-inspectorate> (All other)
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 tel: 0303 444 5000.
- 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 and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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