

For Sale By Online Auction
A rare opportunity to acquire a building plot with full planning permission for a spacious two bedroom bungalow in the popular and desirable village of Cretingham.

Guide Price
£150,000 Freehold
Ref: P7379/J

Building Plot
Off The Street
Cretingham
Suffolk
IP13 7BJ



A building plot extending to approximately 0.26 acres (0.1 ha) with planning permission for the erection of a single storey two bedroom dwelling of just over 1,200 sq ft (113 sqm) offering entrance hall, open plan kitchen, dining and sitting room, utility room and cloakroom. Principal bedroom with en-suite shower room, additional double bedroom and bathroom. Driveway and west facing rear garden.

Contact Us



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Suffolk IP13 9DU
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London SW1A 1NS

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For Sale By Timed Online Auction - 24th July 2024

Method of Sale

The plot is being offered for sale by Unconditional Timed Online Auction on 24th July 2024 and on the assumption the plot reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 10 working days thereafter. For details of how to bid please read our Online Auction Buying Guide. The Seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Birketts LLP; Providence House, 141-145 Princes Street, Ipswich IP1 1QJ; For the attention of: Imogen Grainger; Tel: 01473 406307; Email: imogen-grainger@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The building plot is set along The Street, a short distance to the south of the centre of the popular and desirable village of Cretingham. The village itself benefits from a church and a highly respected pub, The Bell. The village of Brandeston is 1.5 miles and is home to Framlingham College's Prep-school. Framlingham itself is just 5.5 miles from the property and offers a comprehensive range of services and facilities including a supermarket, doctors surgery, dentist, veterinary practice, garaging, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. The property is within 10 miles of Woodbridge and the county town of Ipswich is just 15 miles. From here there are main line railway services to London's Liverpool Street station scheduled to take just over the hour. The Heritage Coast at Aldeburgh is within 20 miles, with the other coastal resorts of Thorpeness, Southwold, Walberswick and Orford in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, all within easy reach.

Description

Planning permission was granted on 5th October 2023 (Reference DC/23/0942/FUL) for the erection of a single storey two bedroom dwelling with vehicular access. A copy of the planning permission, together with extracts of the consented plans, is included within these particulars.

The planning permission provides for the construction of a spacious, detached bungalow, that extends to approximately 1,216 square feet (113 square metres) in all. The proposed accommodation comprises an entrance hall, an open plan kitchen, dining and sitting room, a utility room, cloakroom and plant room. In addition there is the principal bedroom with en-suite shower room, second double bedroom and a bathroom. Outside there will be a generous parking and turning area immediately to the front of the property, whilst to the side and rear of the proposed dwelling will be the gardens. The rear garden faces almost due west and therefore enjoys the sun throughout the afternoon and into the evening.

Prospective purchasers should note that the planning permission only relates to the front part of the site, and that the land to the rear of the plot, beyond the established hedge line, will still be classed as agricultural land.

Community Infrastructure Levy

Community Infrastructure Levy (CIL) is payable and this was set at £36,315 on 10th November 2023 (reference LN00006015). However, if the plot is purchased by a self builder/owner occupier, then we understand that exemption from CIL may be available. Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, East Suffolk Council; email - CIL@eastssuffolk.gov.uk; Tel: [01502 523059](tel:01502523059).

Purchaser Obligations

The new buyer will be obliged to fence the northern, southern and western boundaries to a minimum standard of post and two rail design with rabbit proof fencing within six months of the sale completing.

Services

We understand that mains water and drainage is available in the public highway, and that electricity is available nearby overhead. However prospective purchasers will need to satisfy themselves in relation to the location and capacity of services.

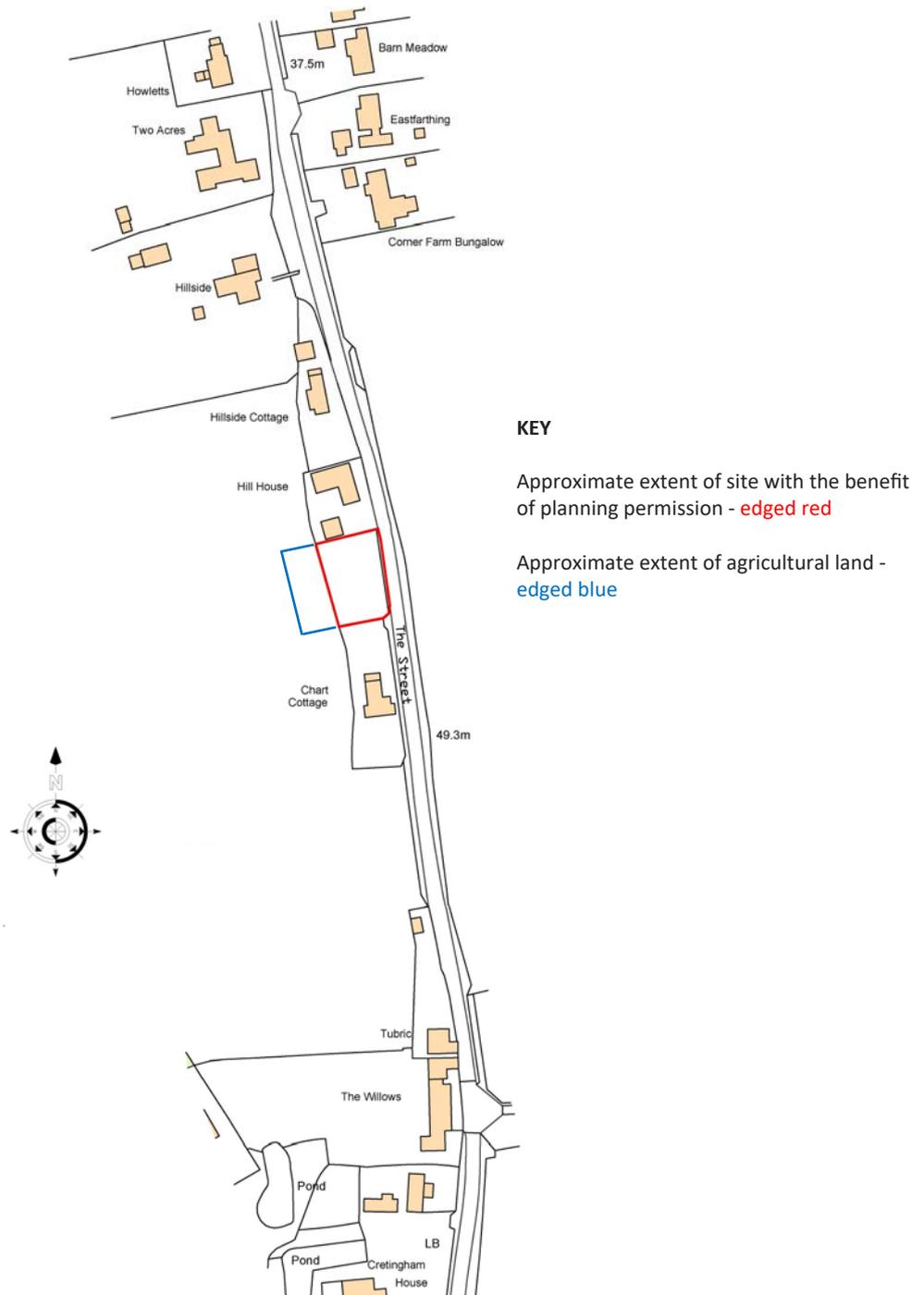
Viewing

Strictly by prior appointment with the agents and thereafter at any time with particulars in hand.

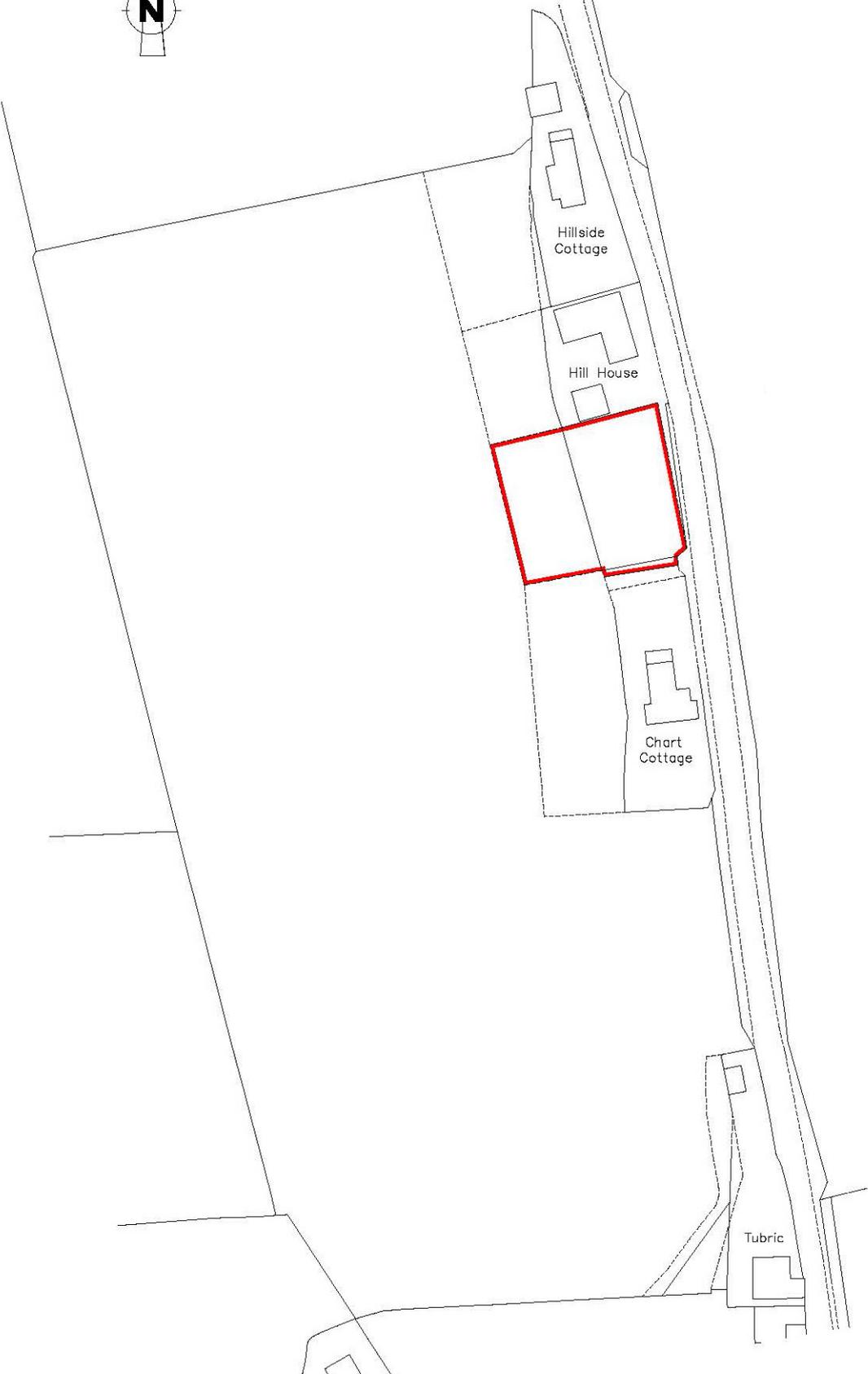
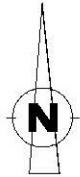
Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 01394 383789.

Location Plan - Indicative Only



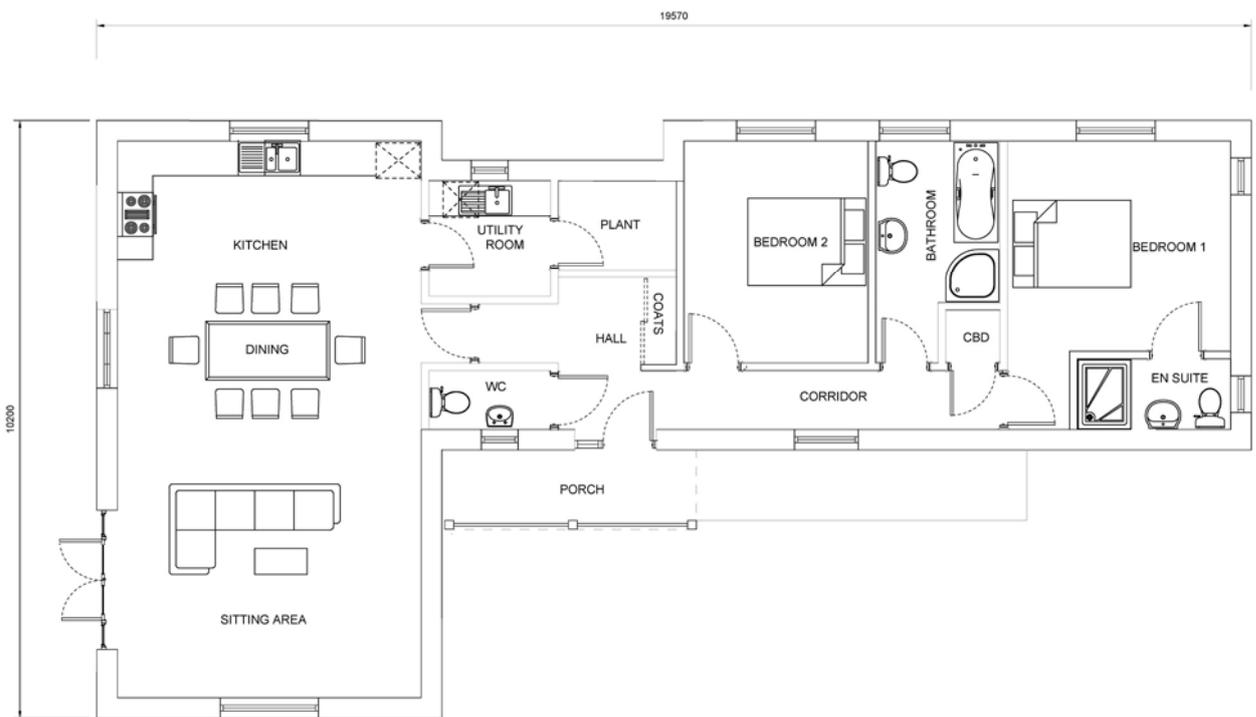
Site Plan - Indicative Only



Proposed Elevations - Indicative Only



Proposed Floorplan - Indicative Only







NOTES

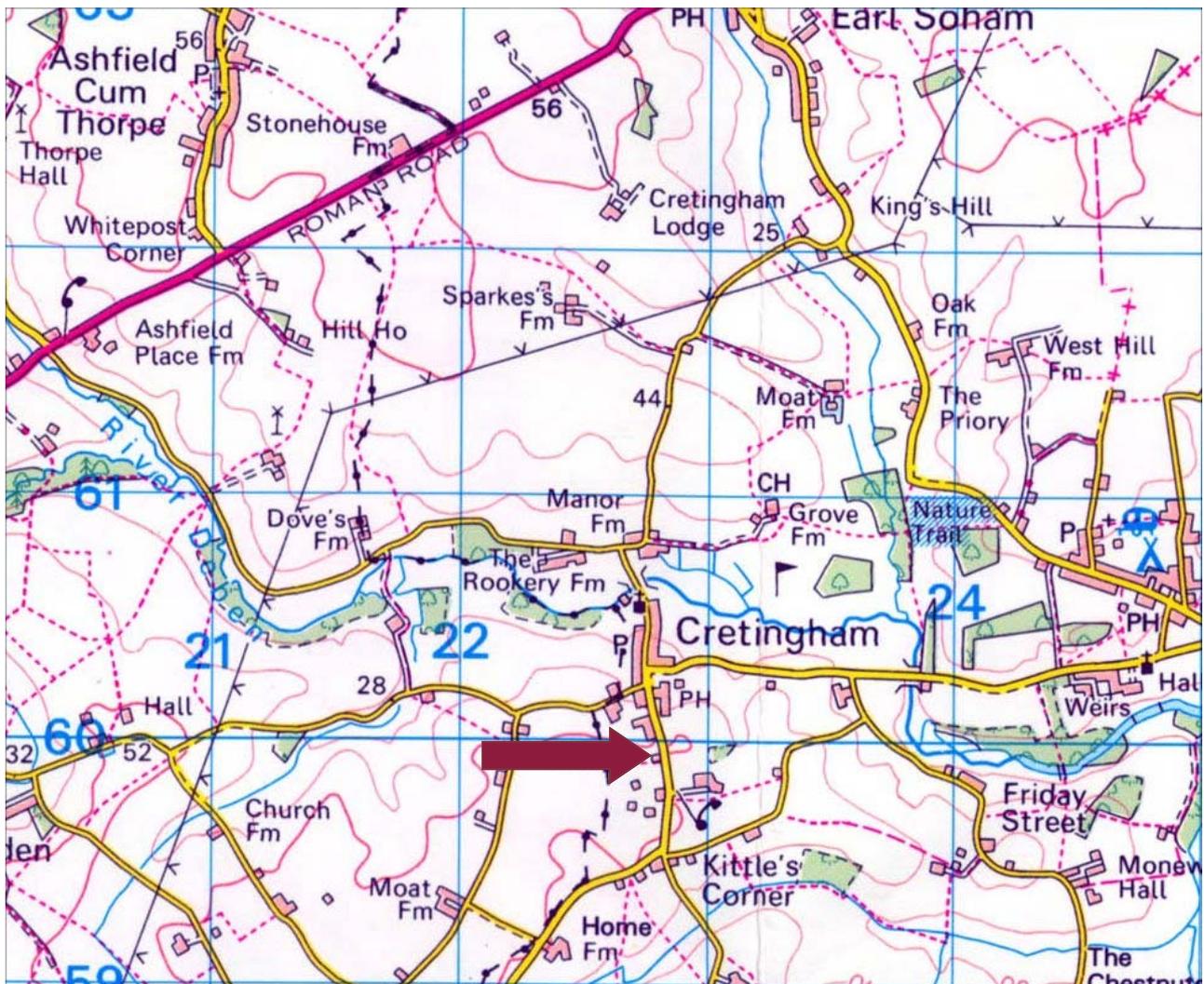
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Drawings included by kind permission of Messrs Hollins Architects.
7. We are acting on behalf of Charitable Trustees.

June 2024

Directions

From Framlingham, proceed south out of the town along Station Road. On the sharp left hand bend, take the right turning towards Kettleburgh. Upon entering the village turn right and continue to Brandeston. In Brandeston, take the left turning to Cretingham. At the crossroads with The Bell pub on your left, turn left and continue up the hill where the plot will be found on the right hand side.

For those using the What3Words app: [///highlighted.fashion.strictly](https://www.what3words.com/#!/highlighted.fashion.strictly)



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Hollins Architects & Surveyors
Hollins Architects & Surveyors
The Guildhall
Market Hill
Framlingham
Suffolk
IP13 9BD

Planning Permission

Town and Country Planning Act 1990

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

Our reference	DC/23/0942/FUL
Date valid	21 March 2023
Site	Land Off , The Street, Cretingham
Parish	Cretingham
Proposal	Proposed erection of single storey 2 bedroom dwelling, with new vehicular access

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

SCLP3.3 - Settlement Boundaries (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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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)

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)

SCLP7.1 - Sustainable Transport (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)

SCLP11.2 - Residential Amenity (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)

SCLP10.2 - Visitor Management of European Sites (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

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 not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved drawing(s):
 - 22 108 - 02 (Proposed plan and elevations);

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- 22 108 - 01A (Location plan and proposed block plan);
- LSDP 2082.01 (Tree Survey, AIA and Protection Plan);
- Preliminary Ecology Appraisal Report (Practical Ecology, June 2023).

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

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed by the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

4. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority.

The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Proposed material submitted as part of subsequent reserved matters application(s) shall include a Construction Management Plan which shall provide sufficient detail on the following matters:
 - a) parking and turning for vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and materials;

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- c) piling techniques (if applicable);
- d) storage of plant and materials;
- e) provision and use of wheel washing facilities;
- f) a programme of site and all associated works, such as those relating to utilities, including details of traffic management necessary to undertake these works;
- g) site working and delivery times;
- h) a communications plan to inform local residents of the program of works;
- i) provision of boundary hoarding and lighting;
- j) details of proposed means of dust suppression;
- k) details of measures to prevent mud on the highway from vehicles leaving the site during construction;
- l) haul routes for construction traffic on the highway network; and,
- m) monitoring and review mechanisms.
- n) details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid hazards caused by construction activities and to minimise adverse impacts on the public highway during the construction phase.

6. Hours of working during the construction phase shall be as follows unless otherwise agreed by the Local planning Authority:
- Monday to Friday 08:00 until 18:00 hours;
 - Saturdays 08:00 until 13:00 hours;
 - Sundays & Bank Holidays none.

Reason: In the interest of public amenity and the protection of the local environment.

7. The hereby approved development shall at all times be implemented in complete accordance with the tree protection measures set out within LSDP 2082.01 (Tree Survey, AIA and Protection Plan), including the provision of protective fencing to be erected 1 metre beyond the canopy of trees prior to any plant, machinery or materials being brought on to the site. The protective fencing shall comply with BS.5837 and be retained throughout the period of construction unless otherwise agreed by the Local Planning Authority. At no time shall any plant, materials or machinery be stored under the canopy of trees.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity and biodiversity.

8. Within 3 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree, hedge and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved by the Local Planning Authority.

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

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9. 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.

10. None of the existing trees and hedgerow shown to be retained on the approved drawings shall be uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior consent from the Local Planning Authority. Any trees or hedgerow removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season with trees and/or shrubs of a size and species which have previously been agreed by the Local Planning Authority.

Reason: To safeguard the visual amenity provided by the trees and hedgerows.

11. At all times the development must be implemented in complete accordance with the ecological avoidance, mitigation and enhancement measures identified within the Preliminary Ecological Appraisal (PEA) Report (Practical Ecology, June 2023) 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.

12. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason: To ensure that nesting birds are protected.

13. No development shall not take place (including any demolition, ground works, site clearance) until a method statement for amphibians and reptiles has been submitted to and approved 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;

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- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works (including details of an Ecological Clerk of Works (ECoW));
- 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 and shall be retained in that manner thereafter.

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

14. Before the access is first used visibility splays shall be provided as shown on approved drawing no. '22 108-01A' with an X dimension of 2.4 metres and a Y dimension of 33.6 metres (northernly) and 30.503 metres (southernly) [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.

15. No other part of the development hereby permitted shall be commenced until the new access has been laid out and completed in all respects in accordance with SCC Standard Access Drawing no. DM01 with an entrance width of 3 metres. Thereafter it shall be retained in its approved form unless otherwise agreed by the Local Planning Authority.

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.

16. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the highway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

17. 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 ensure that vehicles can enter and leave the public highway in a safe manner.

18. Prior to the development hereby permitted being first occupied, the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5

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metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

19. The use shall not commence until the area(s) within the site shown on approved drawing no. '22 108-01A' for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes unless otherwise agreed by the Local Planning Authority.

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.

20. The use shall not commence until the area(s) within the site shown on drawing no. '22 108-01A' 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 2019 to promote sustainable travel.

21. The areas to be provided for the storage and presentation of refuse and recycling bins as shown on approved drawing no. '22 108-01A' shall be provided in their 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.

22. Before the development is commenced details shall be submitted to and approved 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.

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

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Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Philip Ridley', with a large, sweeping flourish underneath.

Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management
East Suffolk Council

Date: 5 October 2023

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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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