

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 1 December 2011  
**Report of** Head of Planning Services  
**Subject** 11/01713/ET Land adjacent to and east of 19 to 27 Catton View Court, Norwich

Item  
**5(2)**

### SUMMARY

<b>Description:</b>	Extension of time period for commencement of development for previous planning permission 07/01049/O 'Erection of 2 No. three bedroom semi-detached houses.'
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Catton Grove
<b>Contact Officer:</b>	Mark Brown Senior Planning Officer 01603 212505
<b>Valid Date:</b>	22nd September 2011
<b>Applicant:</b>	Mr Robert Bale
<b>Agent:</b>	Mr Robert Bale

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is located to the west of Catton View Court and was previously occupied by 14 garages which have now been partly demolished. To the north of the site is an area of green space associated with the flats to the northern end of Catton View Court.

##### Planning History

2. Outline planning permission was granted at appeal on 12 November 2008 for the erection of 2 no. 3-bed semi detached houses on the site under application reference 07/01049/O. The application was refused under delegated powers for the following reasons:
  - .2.1. The proposal would result in the loss of garages built to serve the existing flats at Catton View Court. In the absence of the opportunity to provide adequate and suitable alternative garaging or off street parking for the existing flats, the proposal would result in the inappropriate overdevelopment of the site and exacerbate problems of on-street parking and congestion on the adjacent highway.

- .2.2. Having particular regard to the problems of on street parking and congestion on Catton View Court, the proposal would result in a poor living environment for the occupiers of the proposed dwellings
  - .2.3. The proposal would be contrary to Policies EP22 and HOU13 of the City of Norwich Replacement Local Plan Adopted Version, November 2004.
3. The application was subsequently granted consent at appeal on 12 November 2008. The Inspector's decision is attached as appendix 1 to this report.

### **Equality and Diversity Issues**

4. There are no significant equality or diversity issues.

### **The Proposal**

5. The application seeks to extend the time limit for the implementation of permission 07/01049/O.

### **Representations Received**

6. Advertised on site and adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Object to allowing more time to implement the development, the developer has already had three years to submit further plans (reserved matters).	See paragraphs 8 and 9.
The area is an already overcrowded residential area with limited parking space.	See paragraphs 9 to 12.
Loss of privacy as a result of overlooking to the flats opposite the site.	See paragraphs 9 to 12.
Disruption to the area whilst the properties are being built.	See paragraphs 9 to 12.
Concerns that emergency vehicles would not be able to access the area.	See paragraphs 9 to 12.
The reduction in parking as a result of the proposal.	See paragraphs 9 to 12.

### **Consultation Responses**

7. None

# **ASSESSMENT OF PLANNING CONSIDERATIONS**

## **Relevant Planning Policies**

### **Relevant National Planning Policies**

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPG13 – Transport

### **Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008**

ENV7 – Quality in the Built Environment

WM6 – Waste Management

### **Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011**

Policy 1 – Addressing Climate Change

Policy 2 – Design

Policy 3 – Energy and Water

Policy 4 – Housing

Policy 20 – Implementation

### **Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004**

NE9 – Landscaping

HBE12 – Design

EP18 – Energy Efficiency

EP22 – Amenity

HOU13 – Housing Development on Other Sites

TRA5 – Approach to Design for Vehicle Movement

TRA6 – Car Parking Standards

TRA7 – Cycle Parking Standards

TRA8 – Servicing

### **Other Material Considerations**

Written Ministerial Statement: 23 March 2011: Planning for Growth Support of enterprise and sustainable development.

Draft National Planning Policy Framework July 2011

## **Assessment**

8. Applications for extensions of time were brought in on 1 October 2009 in order to allow a fairly simple procedure to extend the time period for the implementation of a planning permission which had been granted prior to that date.
9. Whilst the application must be determined in accordance with the development plan unless material considerations indicate otherwise the development proposed will, by definition, have been judged to be acceptable in principle at an earlier date. In this case at appeal by an inspector. Therefore the authority, in making the decision should focus attention on development plan policies and other material considerations which have changed significantly since the original grant of permission.

10. At this point in time the only change in policy is the adoption of the Joint Core Strategy the implications of which are discussed below. It is not considered that there have been any material changes in circumstances on the site since the inspector's approval.
11. The application is in outline form with means of access and siting included for approval at outline stage.
12. Matters of principle, siting and access have been considered under the previous permission and the application was considered acceptable. The same reasons for objection were raised under the previous permission and these were considered by the Inspector.
13. The implications of new development plan policies contained within the Joint Core Strategy have been considered and they do not have any significant implications on the principle of the development or the acceptability of siting or access. The main implication of the Joint Core Strategy is policy 3 which introduces a requirement for all new housing to reach code for sustainable homes level 4 for water efficiency. It is therefore recommended that any consent be subject to a further condition requiring the development to meet code for sustainable homes level 4 for water efficiency.

## **Conclusions**

14. The implications of new development plan policies contained within the Joint Core Strategy have been considered and they do not have any significant implications on the principle of the development or the acceptability of siting or access. Given the proposals have previously been considered to be acceptable by an Inspector and there have been no material changes in circumstances on site since this time, it is not considered that a refusal would be reasonable. As such the recommendation is to approve the extension of time subject to the same conditions as previously imposed (although slightly amended to improve precision and enforceability) and an additional condition to require the development to be constructed to code for sustainable homes level 4 for water efficiency in order to ensure compliance with policy 3 of the Joint Core Strategy.

## **RECOMMENDATIONS**

To approve Application No (11/01713/ET Land adjacent to and east of 19 to 27 Catton View Court, Norwich) and grant planning permission, subject to the following conditions:-

1. Application for approval of all reserved matters must be made not later than the expiration of three years beginning with the date of this permission. Approval of these reserved matters (referred to in condition 2) shall be obtained from the Local Planning Authority in writing before any development is commenced. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The reserved matters shall relate to the design, external appearance of the building and the landscaping of the proposed development and this condition

shall apply notwithstanding any indication as to these matters which have been given in the current application.

3. No development shall commence until details of boundary treatments, materials for driveways, bin store and cycle store facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and completed prior to the first occupation or use of any part of the development and shall be retained thereafter in accordance with the approved details.
4. The development shall achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of any of the flats shall take place until a full Code for Sustainable Homes assessment which relates to that dwelling and which confirms that the development has been constructed in accordance with Level 4 for water usage has been submitted to and agreed in writing by the local planning authority. All completed water conservation measures identified shall be installed in accordance with the details as agreed and thereafter permanently retained.

(Reasons for approval: The decision has been made with particular regard to policies ENV7 and WM6 of the adopted East of England Plan Regional Spatial Strategy 2008, policies 1, 2, 3, 4 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011, saved policies NE9, HBE12, EP18, EP22, HOU13, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan 2004, PPS1, PPS3, PPG13 and other material considerations.

The proposals provide for the redevelopment of an existing brownfield garage site. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. It is not considered that the proposal would exacerbate problems of on-street parking and congestion on the adjacent highway. Whilst there may be problems of on-street parking and congestion in Catton View Court, cars parked in the road would not result in a significantly poor living environment for future occupiers of the proposed dwellings. It is considered that any implications for overlooking could be satisfactorily resolved via detailed design at reserved matters stage.)



# The Planning Inspectorate

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Lee Cook  
Norwich City Council  
City Hall  
Norwich  
Norfolk  
NR21 1NH



Your Ref: 07/01049/0  
Our Ref: APP/G2625/A/08/2079397/WF  
Date: 12 November 2008

Dear Sir

**Town and Country Planning Act 1990  
Appeal by Mr A Johnson  
Site at Land Adjacent, 19-27 Catton View Court, Norwich, NR3 3TF**

I enclose a copy of our Inspector's decision on the above appeal.

Leaflets explaining the right of appeal to the High Court against the decision, our complaints procedures and how the documents can be inspected are on our website – [www.planning-inspectorate.gov.uk/pins/agency\\_info/complaints/complaints\\_dealing.htm](http://www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm) - and are also enclosed if you have chosen to communicate by post. If you would prefer hard copies of these leaflets, please contact our Customer Services team on 0117 3726372.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit  
The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

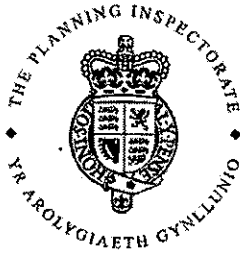
E-mail: [complaints@pins.gsi.gov.uk](mailto:complaints@pins.gsi.gov.uk)

Yours sincerely

Attila Borsos



You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>  
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



# Appeal Decision

Site visit made on 10 November 2008

by **Janet L Cheesley BA (Hons)**  
DipTP MRTPI  
an Inspector appointed by the Secretary of  
State for Communities and Local Government

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Decision date:  
**12 November 2008**

**Appeal Ref: APP/G2625/A/08/2079397**

**Land at Catton View Court, Norwich, Norfolk NR3 3TF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by A Johnson against the decision of Norwich City Council.
- The application (Ref 07/01049/O), dated 28 August 2007, was refused by notice dated 28 January 2008.
- The development proposed is two No. three bed semi-detached houses.

## Decision

1. I allow the appeal and grant outline planning permission for two No. three bed semi-detached houses at land at Catton View Court, Norwich, Norfolk NR3 3TF in accordance with the terms of application Ref 07/01049/O, dated 28 August 2007 and the plans submitted with it, subject to the following conditions:
  - 1) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
  - 2) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
  - 3) Details of the design, external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
  - 4) Details of boundary treatment, materials for driveways, bin store and cycle store facilities shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved and completed prior to the first occupation or use of any part of the development and shall be retained thereafter in accordance with the approved details.

## Procedural Matters

2. The application was in outline form with means of access and siting to be determined at this stage.

## Main issues

3. I consider the main issues to be whether the loss of the existing garages would exacerbate problems of on-street parking and congestion and the effect this would have on the living conditions of future occupiers.



## Reasons

4. I understand that the garages are in different ownership to the flats in Catton View Court and that there is no obligation on the owners to ensure that the garages are available for occupiers of those flats. Indeed I note that whilst some of the garages are used for parking by others who live away from the site, none are used for parking by occupants of the flats. I consider that it cannot be realistically assumed that the garaging is ever likely to be available for use by the residents of the adjacent flats. On this basis, I do not believe that it is necessary for the proposal to provide adequate and suitable alternative parking for the existing flats. Therefore I do not consider that the proposal would be inappropriate development and would not exacerbate problems of on-street parking and congestion on the adjacent highway.
5. Whilst there may be problems of on-street parking and congestion in Catton View Court, cars parked in the road would not, in my opinion, result in a significantly poor living environment for future occupiers of the proposed dwellings.
6. In conclusion I consider that the loss of the existing garages would not exacerbate problems of on-street parking and congestion and would not have an adverse effect on the living conditions of future occupiers. Thus the proposal would be in accordance with City of Norwich Replacement Local Plan Policies HOU13 and EP22 which require that new development does not have an adverse effect on residential amenity.
7. In reaching my conclusion I have had regard to all other matters raised on which I have not specifically commented including loss of parking at the accesses to the proposed driveways and overlooking. One driveway would be at the existing entrance to the site and a new driveway would be created for the other property. I acknowledge that whilst this would slightly decrease the on-street parking provision, I do not consider this to be a significantly material loss to justify the refusal of planning permission. The planning application is in outline form with details of design to be determined at the reserved matters stage. In my experience, I consider it possible for the dwellings to be designed to avoid unacceptable overlooking of neighbouring properties.

## Conditions

8. The Council has suggested four conditions. I consider it reasonable and necessary to impose conditions regarding the submission of reserved matters and other details as the application was in outline form. I see no clear overriding reason why the proposal warrants a condition removing permitted development rights. Therefore I do not consider it reasonable or necessary to impose such a condition.
9. In the interest of precision and enforceability, I have amended the suggested conditions and worded the conditions to accord with the principles in Circular 11/95.

*Janet Cheesley*  
INSPECTOR



# The Planning Inspectorate

v7.2

An Executive Agency in the Department for Communities  
& Local Government and the Welsh Assembly Government

## Our Complaints Procedures

### Introduction

#### We can:

- review your complaint and identify any areas where our service has not met the high standards we set ourselves.
- correct some minor slips and errors provided we are notified within the relevant High Court challenge period (see below).

#### We cannot:

- change the Inspector's decision.
- re-open the appeal once the decision has been issued.
- resolve any issues you may have with the local planning authority about the planning system or the implementation of a planning permission; we can only deal with planning appeal decisions.

The **High Court** is the only authority that can ask for the Inspector's decision to be reconsidered. Applications to the High Court must be made within 6 weeks from the date of the decision letter for planning appeals, and in most instances 28 days for enforcement appeals.

### Complaints

We try hard to ensure that everyone who uses the appeal system is satisfied with the service they receive from us. Planning appeals often raise strong feelings and it is inevitable that there will be at least one party who will be disappointed with the outcome of an appeal. This often leads to a complaint, either about the decision itself or the way in which the appeal was handled.

Sometimes complaints arise due to misunderstandings about how the appeal system works. When this happens we will try to explain things as clearly as possible. Sometimes the appellant, the council or a local resident may have difficulty accepting a decision simply because they disagree with it. Although we cannot re-open an appeal to re-consider its merits or add to what the Inspector has said, we will answer any queries about the decision as fully as we can.

Sometimes a complaint is not one we can deal with (for example, complaints about how the council dealt with another similar application), in which case we will explain why and suggest who may be able to deal with the complaint instead.

### How we investigate complaints

Inspectors have no further direct involvement in the case once their decision is issued and it is the job of our Quality Assurance Unit to investigate complaints about decisions or an Inspector's conduct. We appreciate that many of our customers will not be experts on the planning system and for some, it will be their one and only experience of it. We also realise that your opinions are important and may be strongly-held. The Quality Assurance Unit works independently of all of our casework teams. It ensures that all complaints are investigated thoroughly and impartially, and that we reply in clear,

straightforward language, avoiding jargon and complicated legal terms.

We aim to give a full reply within three weeks wherever possible. To assist our investigations we may need to ask the Inspector or other staff for comments. This helps us to gain as full a picture as possible so that we are better able to decide whether an error has been made. If this is likely to delay our full reply we will quickly let you know.

### What we will do if we have made a mistake

Although we aim to give the best service possible, there will unfortunately be times when things go wrong. If a mistake has been made we will write to you explaining what has happened and offer our apologies. The Inspector concerned will be told that the complaint has been upheld.

We also look to see if lessons can be learned from the mistake, such as whether our procedures can be improved upon. Training may also be given so that similar errors can be avoided in future.

### Who checks our work?

The Government has said that 99% of our decisions should be free from error. An independent body called the Advisory Panel on Standards (APOS) monitors this and regularly examines the way we deal with complaints. We must satisfy it that our procedures are fair, thorough and prompt.



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## Taking it further

If you are not satisfied with the way we have dealt with your complaint you can contact the Parliamentary Commissioner for Administration (often referred to as The Ombudsman), who can investigate complaints of maladministration against Government Departments or their Executive Agencies. If you decide to go to the Ombudsman you must do so through an MP. Again, the Ombudsman cannot change the decision.

## Frequently asked questions

*"Can the decision be reviewed if a mistake has happened?"* – Although we can rectify minor slips, we cannot reconsider the evidence the Inspector took into account or the reasoning in the decision or change the decision reached. This can only be done following a successful High Court challenge. The enclosed High Court leaflet explains more about this.

*"So what is the point of complaining?"* – We are keen to learn from our mistakes and try to make sure they do not happen again. Complaints are therefore one way of helping us improve the appeals system.

*"Why did an appeal succeed when local residents were all against it?"* – Local views are important but they are likely to be more persuasive if based on planning reasons, rather than a basic like or dislike of the proposal. Inspectors have to make up their own minds on all of the evidence whether these views justify refusing planning permission.

*"What do the terms 'Allowed' and 'Dismissed' mean on the decision?"* – 'Allowed' means that Planning Permission has been granted, 'Dismissed' means that it has not. In enforcement appeals (s.174), 'Upheld' means that the Inspector has rejected the grounds of appeal and the enforcement notice must be complied with; 'Quashed' means that the Inspector has agreed with the grounds of appeal and cancelled the enforcement notice.

*"How can Inspectors know about local feeling or issues if they don't live in the area?"* – Using Inspectors who do not live locally ensures that they have no personal interest in any local issues or any ties with the council or its policies. However, Inspectors will be aware of local views from the representations people have made on the appeal.

*"I wrote to you with my views, why didn't the Inspector mention this?"* – Inspectors must give reasons for their decision and take into account all views submitted but it is not necessary to list every bit of evidence.

*"Why did my appeal fail when similar appeals nearby succeeded?"* – Although two cases may be similar, there will always be some aspect of a proposal which is unique. Each case must be decided on its own particular merits.

*"I've just lost my appeal, is there anything else I can do to get my permission?"* – Perhaps you could change some aspect of your proposal to increase its acceptability. For example, if the Inspector thought your extension would look out of place, could it be re-designed to be more in keeping with its surroundings? If so, you can submit a revised application to the council. Talking to its planning officer about this might help you explore your options.

*"What can I do if someone is ignoring a planning condition?"* – We cannot intervene as it is the council's responsibility to ensure conditions are complied with. You could contact the council as it has discretionary powers to take action if a condition is being ignored.

## Further information

Each year we publish our Annual Report and Accounts, setting out details of our performance against the targets set for us by Ministers and how we have spent the funds the Government gives us for our work. We publish full statistics of the number of cases dealt with during the preceding year on our website, together with other useful information (see 'Contacting us'). You can also obtain booklets which give details about the appeal process by telephoning our enquiries number.

You can find the latest Advisory Panel on Standards report either by visiting our website or at [www.apos.gov.uk](http://www.apos.gov.uk)

## Contacting us

### Complaints & Queries in England

Quality Assurance Unit  
The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

Phone: 0117 372 8252

E-mail: [complaints@pins.gsi.gov.uk](mailto:complaints@pins.gsi.gov.uk)

Website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

### Enquiries

Phone: 0117 372 6372

E-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

### Complaints & Queries in Wales

The Planning Inspectorate  
Room 1-004  
Cathays Park  
Cardiff CF1 3NQ

Phone: 0292 082 3866

E-mail: [Wales@pins.gsi.gov.uk](mailto:Wales@pins.gsi.gov.uk)

### The Parliamentary & Health Service Ombudsman

Millbank Tower, Millbank  
London SW1P 4QP

Helpline: 0845 0154033

Website: [www.ombudsman.org.uk](http://www.ombudsman.org.uk)

E-mail: [phso.enquiries@ombudsman.org.uk](mailto:phso.enquiries@ombudsman.org.uk)

Please see Wales leaflet for information on how to contact the Wales Public Services Ombudsman.



# The Planning Inspectorate

v5.3

An Executive Agency in the Department for Communities  
& Local Government and the National Assembly for Wales

## Challenging the Decision in the High Court

### ***Challenging the decision***

Appeal decisions are legal documents and, with the exception of very minor slips, we cannot amend or change them once they have been issued. Therefore a decision is final and cannot be reconsidered unless it is successfully challenged in the High Court. If a challenge is successful, we will consider the decision afresh.

### ***Grounds for challenging the decision***

A decision cannot be challenged merely because someone disagrees with the Inspector's judgement. For a challenge to be successful you would have to show that the Inspector misinterpreted the law or, for instance, that the inquiry, hearing, site visit or other appeal procedures were not carried out properly, leading to, say, unfair treatment. If a mistake has been made and the Court considers it might have affected the outcome of the appeal it will return the case to us for re-consideration.

### ***Different appeal types***

High Court challenges proceed under different legislation depending on the type of appeal and the period allowed for making a challenge varies accordingly. Some important differences are explained below:

### ***Challenges to planning appeal decisions***

These are normally applications under Section 288 of the Town & Country Planning Act 1990 to quash decisions into appeals for planning permission (including enforcement appeals allowed under ground (a), deemed application decisions or lawful development certificate appeal decisions). For listed building or conservation area consent appeal decisions, challenges are made under Section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990. **Challenges must be received by the Administrative Court within 42 days (6 weeks) of the date of the decision - this period cannot be extended.**

### ***Challenges to enforcement appeal decisions***

Enforcement appeal decisions under all grounds [see our booklet 'Making Your Enforcement Appeal'] can be challenged under Section 289 of the Town & Country Planning Act 1990. Listed building or conservation area enforcement appeal decisions can be challenged under Section 65 of the Planning (Listed Buildings and Conservation Areas) Act 1990. To challenge an enforcement decision under Section 289 or Section 65 you must first get the permission of the Court. However, if the Court does not consider that there is an arguable case, it can refuse permission. **Applications for permission to make a challenge must be received by the Administrative Court within 28 days of the date of the decision, unless the Court extends this period.**

**Important Note** - This leaflet is intended for guidance only. Because High Court challenges can involve complicated legal proceedings, you may wish to consider taking legal advice from a qualified person such as a solicitor if you intend to proceed or are unsure about any of the guidance in this leaflet. Further information is available from the Administrative Court (see overleaf).

## Frequently asked questions

"Who can make a challenge?" – In planning cases, anyone aggrieved by the decision may do so. This can include third parties as well as appellants and councils. In enforcement cases, a challenge can only be made by the appellant, the council or other people with a legal interest in the land – other aggrieved people must apply promptly for judicial review by the Courts (the Administrative Court can tell you more about how to do this – see Further Information).

"How much is it likely to cost me?" – An administrative charge is made by the Court for processing your challenge (the Administrative Court should be able to give you advice on current fees – see 'Further information'). The legal costs involved in preparing and presenting your case in Court can be considerable though, and if the challenge fails you will usually have to pay our costs as well as your own. However, if the challenge is successful we will normally meet your reasonable legal costs.

"How long will it take?" – This can vary considerably. Although many challenges are decided within six months, some can take longer.

"Do I need to get legal advice?" – You do not have to be legally represented in Court but it is normal to do so, as you may have to deal with complex points of law made by our own legal representative.

"Will a successful challenge reverse the decision?" – Not necessarily. The Court can only require us to reconsider the case and an Inspector may come to the same decision again but for different or expanded reasons.

"What can I do if my challenge fails?" – The decision is final. Although it may be possible to take the case to the Court of Appeal, a compelling argument would have to be put to the Court for the judge to grant permission for you to do this.

## Contacting us

High Court Section  
The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Phone: 0117 372 8962

## Website

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

## General Enquiries

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E-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

## Complaints

Phone: 0117 372 8252

E-mail: [complaints@pins.gsi.gov.uk](mailto:complaints@pins.gsi.gov.uk)

## Cardiff Office

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Cardiff CF1 3NQ  
Phone: 0292 082 3866  
E-mail: [Wales@pins.gsi.gov.uk](mailto:Wales@pins.gsi.gov.uk)

## The Parliamentary & Health Service Ombudsman

Millbank Tower, Millbank  
London SW1P 4QP

Helpline: 0845 0154033

Website: [www.ombudsman.org.uk](http://www.ombudsman.org.uk)

Email: [phso.enquiries@ombudsman.org.uk](mailto:phso.enquiries@ombudsman.org.uk)

## Further information about challenging the decision

Further advice about making a High Court challenge can be obtained from the Administrative Court at the Royal Courts of Justice, Queen's Bench Division, Strand, London WC2 2LL, telephone 0207 9476655; Website: [www.courtservice.gov.uk](http://www.courtservice.gov.uk)

## Inspection of appeal documents

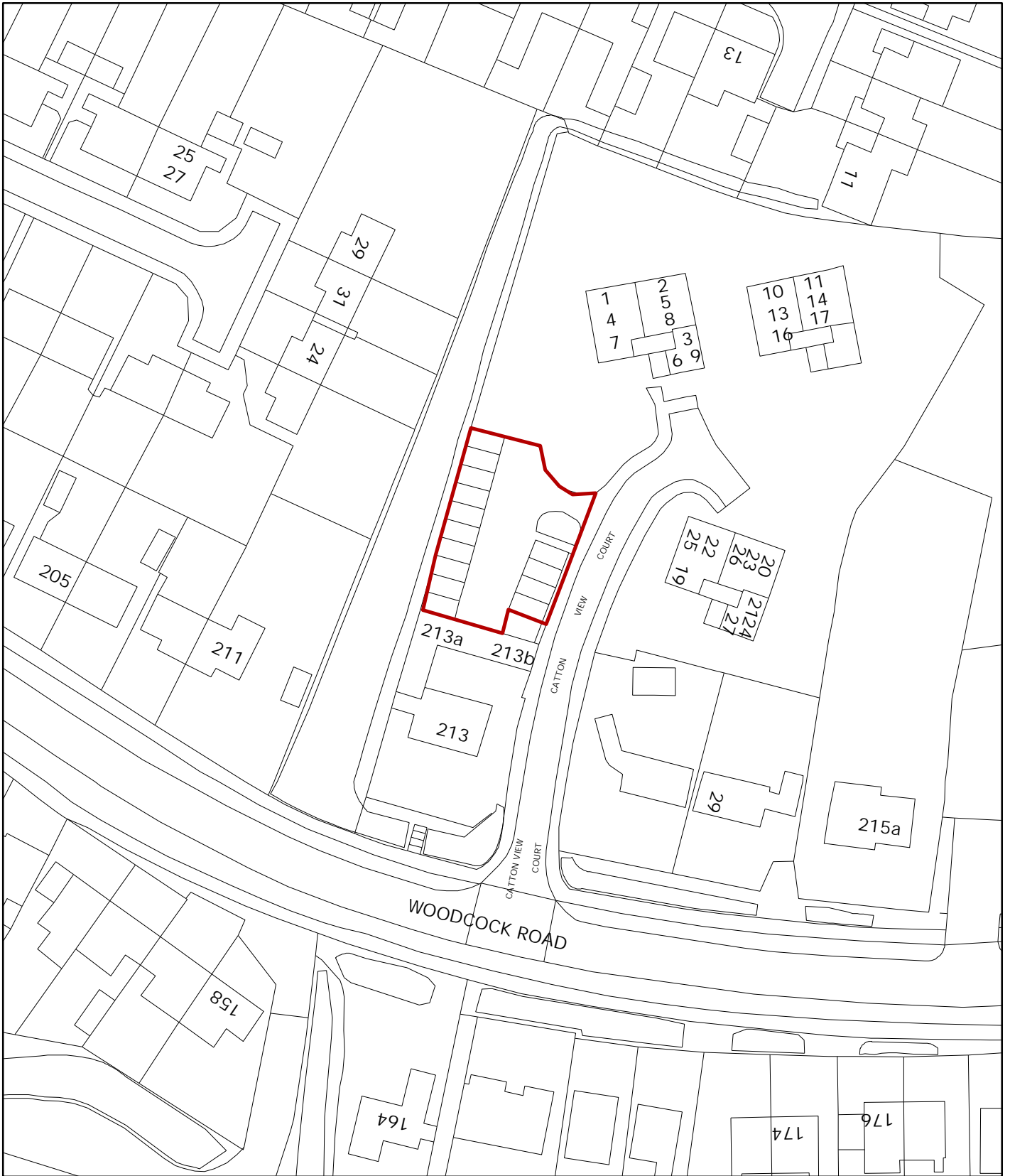
We normally keep appeal files for one year after the decision is issued, after which they are destroyed. You can inspect appeal documents at our Bristol offices by contacting us on our General Enquiries number to make an appointment (see 'Contacting us'). We will then ensure that the file is obtained from our storage facility and is ready for you to view. Alternatively, if visiting Bristol would involve a long or difficult journey it may be more convenient to arrange to view your local planning authority's copy of the file, which should be similar to our own.

## Administrative Justice & Tribunals Council

If you have any comments on appeal procedures you can contact the Administrative Justice & Tribunals Council, 81 Chancery Lane, London WC2A 1BQ. Telephone 0207 855 5200; website: <http://www.ajtc.gov.uk/>. However, it cannot become involved with the merits of individual appeals or change an appeal decision.



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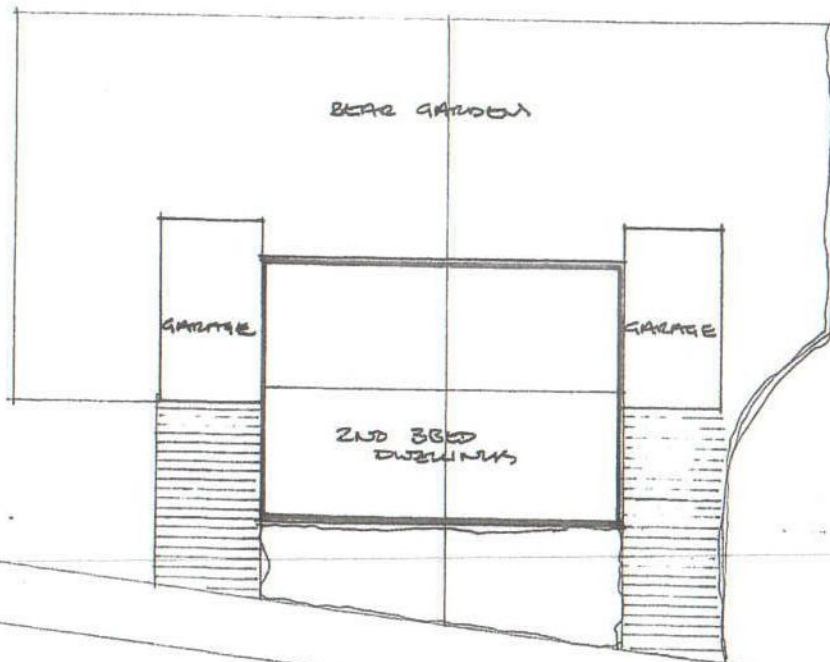
Planning Application No 11/01713/ET  
Site Address Land adjacent to and East of 19-27 Catton View Court  
Scale 1:750



**NORWICH**  
City Council

PLANNING SERVICES





Catton View Court

Residential Development

**Scheme 1**

Ref: 2006.112.a  
May 2007

SCALE : 1/200