

## DEVELOPMENT MANAGEMENT

### APPEALS

When things go wrong all is not lost. If your planning application has been refused our expert team can assess the situation, advise and prepare your appeal.

We take your original application, look at what went wrong, and advise on the right course of action. And if we think an appeal would just be throwing good money after bad we will tell you.

Kirkwells planners are experienced in producing documentation, submitting appeals to the Planning Inspectorate, and appearing at Hearings and Inquiries and have an excellent track record in positive decisions

### EXPERT HELP

Kirkwells have significant experience in planning applications ranging from:

- full major applications,
- outline applications,
- approval of reserved matters,
- certificates of lawfulness,
- householder applications,
- heritage consents,
- advertisement consents,
- prior notifications,
- removal/variation of conditions,
- approval of details reserved by condition and
- non-material amendments to an existing permission.

### Help with Planning's Ups and Downs



Without expert help the planning system can be a roller coaster ride - a frustrating and daunting challenge .

But with our extensive knowledge and experience we can make planning a smooth and stress-free journey.

To take the ups and downs out of your project call:

01282 872570

### IS YOUR PROJECT FEASIBLE?

We all have dreams. But are they practical? Kirkwells can help provide you with the answer. If you are looking to develop your land or property, Kirkwells can answer the big questions Is this feasible? Is this practical? Our help can take many forms.

In some instances this may be to progress directly towards a planning application. In others, where the issues and policies are more complex, we can advise on your application's chances of success.

We research the constraints of the site—Green Belt, Flood Zone, employment land; and previous planning applications to ascertain if there have been approvals or refusals.

We know this from over 20 years experience in working in and dealing with local authority development control, management services and policy services that doing your homework can either save money wasted on a wild goose chase, or is the solid foundation for success.

### DON'T WASTE MONEY GET PRE-APPLICATION ADVICE

Expert help from Day 1 can save you hundreds, or thousands of pounds depending on the size of the project.

Kirkwells pre-application advice service assesses your project, identifies and advises on all the key issues so that you do not end up on a costly and time-wasting loop the loop.

Kirkwells have the experience to put together the required information on your behalf to enter into discussions in relation to any proposals you may have in mind.

Quite often one small element of a project may be unacceptable to a Local Authority and permission is refused.

Experiences like this can be prevented by engaging with local authority planners at the concept or initial idea stage and submitting proposals for pre-application advice.

No matter how small or large your idea, we can undertake this on your behalf. Let us help you make your project happen.

## ENFORCEMENT

Sometimes events happen and your development becomes the subject of enforcement enquiry, or in the worst cases, an enforcement notice.

If you are in breach of planning control, this could lead to a large fine or even a criminal conviction.

The timescale for dealing with enforcement cases, once an enforcement notice is served is very short, so time is of the essence. Non-compliance with an enforcement notice is a criminal offence, so these issues need to be dealt with speedily and correctly.

Kirkwells have experience in submitting enforcement notice appeals and have the knowledge and expertise to help you through the

## Kirkwells

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Kirkwells believe town planning is about making things happen. Whether that be redeveloping a difficult brown-field site, or protecting beautiful countryside. We only do well planned, high quality sustainable development. Development that creates great places.



# RTPI

mediation of space · making of place

Kirkwells—chartered town planners recognised by the RTPI

Planning can often feel complex and bureaucratic. So we use our knowledge and expertise to take the strain - taking the load off you, making things clearer, and steering your planning proposal through the planning system so you achieve your goal.

If you need help from expert RTPI chartered town planners to make something happen call **01282 872570**.

To help you further our web site provides regular, free, easy to understand updates on all the big issues - just keep an eye on our news, and Kirkwells' comment pages. We provide a free, initial, consultation service - just call **01282 872570**, or simply send your query to

**claireparker@kirkwells.co.uk**

We are always happy to help and for all our clients provide the benefit of on-going advice and support.

## GET YOUR APPLICATION RIGHT FIRST TIME.

It is sad but true, but many applications are delayed because the applicant, or their advisor, fails to submit the right information at the right time. Your application may need:

### Design & Access Statements

A design and access statement (DAS) is a report accompanying and supporting a planning application.

A DAS should explain the design principles and concepts that have been applied to particular aspects of the proposal - these are the amount, layout, scale, landscaping and appearance of the development.

Demonstrating how the local context has influenced the design is also an important element.

The requirement for the access component of the statement relates only to 'access to the development' and therefore should explain how the design ensures that all users will have equal and convenient access to it.

### Planning Statements

To accompany various forms of applications for permission a Planning Statement provides supporting information and seeks to illustrate that the development proposals either satisfy national, regional and local planning policies and/or that there are material planning considerations which should be taken into account by the Council in reaching a decision.

### Heritage Statements

Most development affecting heritage assets needs planning permission or special consent. The National Planning Policy Framework in March 2012, states any application affecting a heritage asset needs to include an assessment of the significance of the asset and its setting.

This statement should also consider the impact the proposed development may have on the significance of the heritage asset.

A heritage statement is required for all applications affecting listed buildings, unlisted buildings in conservation areas and locally listed buildings, including applications affecting the setting for any of the above.

The scope and complexity of such a statement will vary, depending on the extent of the proposals and the importance of the building. Larger development proposals that include demolition and new build in a conservation area will require a more in-depth approach than, for example, the replacement of a boundary wall or a front door.

**Not sure? Need help?  
Call 01282 872**