

Town Clerk  
Newquay Town Council  
Municipal Offices  
Marcus Hill  
Newquay  
TR7 1AF

Your ref:  
My ref: PA24/03551  
Date: 7 November 2024

Dear Sir/Madam

**Town and Country Planning Act 1990**  
**Appeal under S78 against Refusal of a Householder Application**

I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described below:

MHCLG ref:	<b>APP/D0840/D/24/3351972</b>
Cornwall Council ref:	<b>PA24/03551</b>
Appeal start date:	<b>31 October 2024</b>
Proposal:	<b>The retention of a rear window on the first floor of the north west elevation without compliance with Conditions 3 and 4 of Decision Notice PA21/07562 dated 26th October 2021</b>
Location:	<b>3 Century Court Newquay Cornwall TR7 3JP</b>
Appellant:	<b>Miss Katy Griffin</b>
Cornwall Council decision:	<b>REFUSED</b>

The Council's reason for refusing permission for this development is set out below:

By means of the close proximity of the surrounding neighbouring properties and size and position of the previously approved rear dormer window, the proposed removal of conditions 3 and 4 of associated application PA21/07562 would result in an unacceptable level of harm to the amenities of the occupiers of neighbouring dwellings 1, 2, 4, 5, 9, 10, 22, 23 and 24 Century Court, specifically with regard to overlooking and loss of privacy. The development therefore conflicts with policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policies G2, D1 and H1 of the Newquay Neighbourhood Plan 2019 - 2030 and paragraph 135 of the National Planning Policy Framework 2023.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments.

We will forward copies of all representations made to us in relation to the application before it was determined on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider those representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so, you should make that request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's start date.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Inspectorate website. All information provided in your representations, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals that follow the procedure described above within 8 weeks of the appeal start date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Inspectorate website at <https://www.gov.uk/appeal-planning-decision> . Alternatively, if you wish to receive a hard copy of the appeal decision, please let me know.

Should you require any further information in connection with this appeal, please telephone me.

Yours faithfully

**Sandra Oram**

**Senior Development Support Officer**

**Development Management Service**

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