



TELEPHONE: 01743 369911

APPEAL@PLANNINGAPPEALSUK.COM WWW.PLANNINGAPPEALSUK.COM

FREE TELEPHONE CONSULTATION

# ALL TYPES OF PLANNING AND ENFORCEMENT APPEALS COVERED

PLANNING APPEALS, HOMEOWNER APPEALS, COMMERCIAL APPEALS, CERTIFICATE OF LAWFULNESS APPEALS, CHANGE OF USE APPEALS, HOUSES OF MULTIPLE OCCUPANCY (HMO) APPEALS, LISTED BUILDINGS CONSENT APPEALS, APPEALS AGAINST NON-DETERMINATION AND MUCH MORE.



# **FIXED FEE PRICING STRUCTURE**

NO MATTER WHAT TYPE OF PLANNING APPEAL SERVICE YOU REQUIRE WE CAN OFFER YOU A FIXED FEE SOLUTION.

#### **OUR PLANNING APPEAL SERVICE**

AT HEAL PLANNING APPEALS WE LIKE TO THINK THAT OUR WELL ABOVE AVERAGE APPEALS SUCCESS RATE IS DUE TO OUR VERY DIFFERENT APPROACH AND COMPANY STRUCTURE. OUR TEAM CONSISTS OF BOTH EXPERIENCED PLANNING AND LEGAL EXPERTS WHO HAVE WORKED IN LOCAL AUTHORITIES AND IN THE PRIVATE SECTOR. IN THESE ROLES THEY HAVE UNDERTAKEN ALLTYPES OF PLANNING APPEALS FOR CLIENTS FOR MANY YEARS. WE THEREFORE UNDERSTAND WHAT CAN BE DONE AND RECOGNISE THAT SOMETIMES THERE ARE OPTIONS AVAILABLE WHICH MAY OTHERWISE BE OVERLOOKED.

OUR EXPERTS PRODUCE APPEALS THAT COVER NOT ONLY THE BASICS BUT GO IN DEPTH TO UTILISE AND LEVERAGE THE NATIONAL PLANNING POLICY FRAMEWORK, LOCAL PLANS AND GUIDANCE, LOCAL PLANNING PRECEDENT, PLANNING OBLIGATIONS AND SUCH OTHER TECHNIQUES AND OPPORTUNITIES THAT MAY BE AVAILABLE FOR USE WHICH CAN GIVE OUR CLIENTS ENHANCED CHANCES OF SUCCESS - THIS INCLUDES THE KNOWLEDGE AND EXPERIENCE OUR TEAM HAS FROM THE DECADES OF DEALING WITH SIMILAR MATTERS ALL OVER THE COUNTRY.

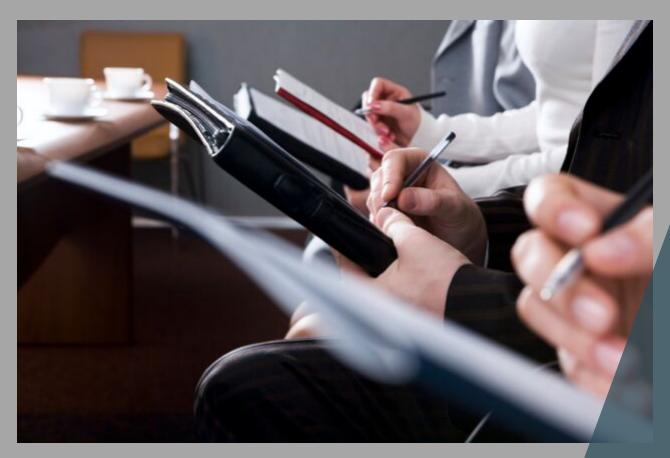
#### **PLANNING REPORTS**

WE ARE OFTEN ASKED FOR OUR OPINION ON POTENTIAL PLANNING ISSUES INCLUDING WHETHER AN APPEAL HAS A REASONABLE CHANCE OF SUCCESS, HOW BEST TO APPROACH A PLANNING APPLICATION FOR ITS BEST CHANCE OF SUCCESS AND IS IT WORTH CONTESTING AND APPEALING AN ENFORCEMENT NOTICE.



WITH LARGER AND SLIGHTLY MORE COMPLICATED PLANNING ISSUES IT MIGHT BE WORTH CONSIDERING HAVING A FULL REVIEW AND REPORT PRODUCED. THIS REPORT WILL ENABLE YOU TO MAKE A FULLY INFORMED DECISION RELATING TO YOUR PLANNING MATTERS. WE WILL PRESENT POTENTIAL OPTIONS WHICH MAY INCLUDE

RE-SUBMITTING A MODIFIED APPLICATION THROUGH TO WHAT WOULD PROVIDE YOU WITH YOUR BEST CHANCE OF SUCCESS AT APPEAL.



OUR PLANNING REPORTS WILL PROVIDE YOU A DETAILED INSIGHT INTO WHAT POTENTIAL OBSTACLES WE PERCEIVE ARE AHEAD AND WHAT NEEDS TO BE DONE TO OVERCOME ANY OBJECTIONS OR REFUSAL REASONS YOU MAY HAVE ALREADY BEEN GIVEN TO TRY AND ACHIEVE A SUCCESSFUL OUTCOME.

OFTEN CLIENTS HAVE FOUND OUR REPORTS HAVE ENABLED THEM TO SAVE TIME AND THOUSANDS OF POUNDS IN COSTS BY ALLOWING THEM TO MAKE INFORMED DECISIONS.

# HOMEOWNER PLANNING APPEALS

THE VAST MAJORITY OF PLANNING APPEALS ARE NOT HANDLED BY PEOPLE WHO HAVE PLANNING AND LEGAL EXPERTISE AND KNOWLEDGE LIKE OURSELVES. THIS IS WHY ONLY 30% OF PLANNING APPEALS ARE SUCCESSFUL NATIONALLY. IN FACT, MANY PLANNING APPEALS ARE HANDLED BY ARCHITECTS, PROPERTY AGENTS AND EVEN THE APPLICANT THEMSELVES AND AS SUCH THEY FAIL TO PRODUCE A ROBUST APPEAL STATEMENT THAT ADDRESSES BOTH PLANNING AND IMPORTANT LEGAL ARGUMENTS THAT TOGETHER CAN DRAMATICALLY INCREASE A PLANNING APPEALS CHANCE OF SUCCESS.



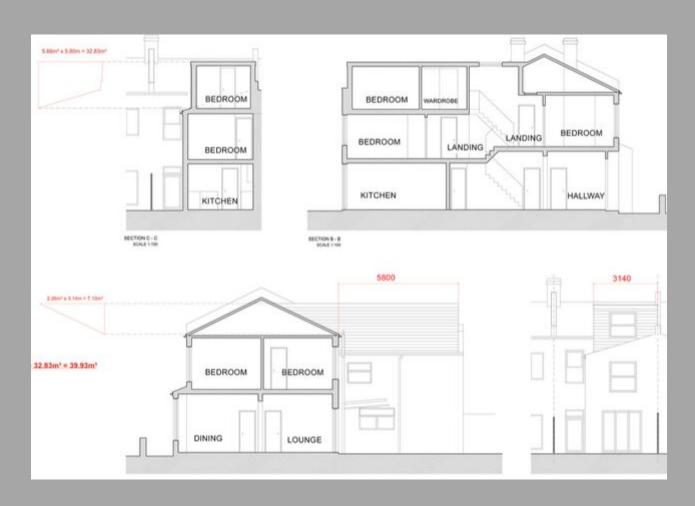
#### **REFUSAL REASONS**

SOMETIMES IT'S MORE ABOUT THE WAY YOUR APPLICATION WAS APPROACHED. IN MANY INSTANCES PLANNING APPLICATIONS DON'T INCLUDE A PLANNING STATEMENT THAT COVERS AND ADDRESSES POTENTIAL REFUSAL REASONS OR WHY THE PERMISSION SHOULD BE GRANTED. OFTEN HOWEVER, LOCAL PLANNING OFFICERS AND PLANNING COMMITTEES REFUSE APPLICATIONS BECAUSE OF LOCAL OBJECTIONS EVEN THOUGH YOU HAVE A LEGITIMATE CLAIM FOR THE PERMISSION YOU ARE SEEKING. THESE POLITICALLY MOTIVATED REFUSALS ARE VERY COMMON AND WITH THE RIGHT STRATEGY AND APPROACH CAN BE OVERCOME.



# HOUSES OF MULTIPLE OCCUPANCY HMO APPEALS

WITH THE REMOVAL OF PERMITTED DEVELOPMENT RIGHTS IN MANY AREAS ACROSS ENGLAND AND WALES BY WAY OF AN ARTICLE 4 DIRECTION, IT IS ESSENTIAL TO HAVE THE CORRECT PLANNING PERMISSION IN PLACE SHOULD YOU WISH TO OPERATE A HMO. THIS IS ADDITIONAL TO LICENSING REQUIREMENTS.



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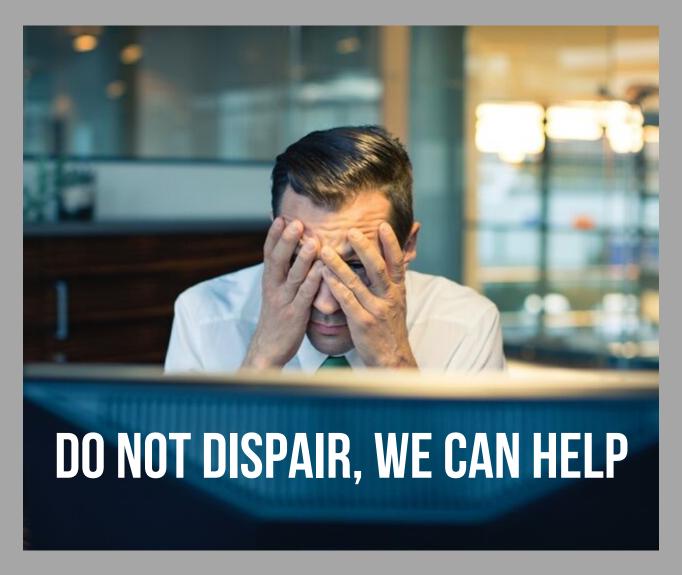
MANY LOCAL AUTHORITIES SEEM TO AUTOMATICALLY REFUSE HMO APPLICATIONS ON VARIOUS REASONS RANGING FROM HIGHWAYS AND NOISE THROUGH TO A REDUCTION IN FAMILY HOUSING STOCK. MANY OF THESE REASONS CAN BE ADDRESSED AND OVERCOME WITH A FORMULATED ROBUST APPEAL TAKING INTO ACCOUNT POSITIVE REASONS FOR ALLOWING THE PERMISSION.



MANY OWNERS OF HMO PROPERTIES WHO HVE BEEN CAUGHT OUT BY ARTICLE 4 DIRECTION AREAS HAVE FOUND THEMSELVES NOT ONLY RECEIVING A REFUSAL FOR THEIR INITIAL PLANNING APPLICATION, BUT ALSO RECEIVEING AN ENFORCEMENT NOTICE FAIRLY SHORTLY AFTER THE REFUSAL REDUCING THE APPEAL TIME AVAILABLE. WE ARE ABLE TO HELP WITH APPEALING BOTH.

# **ENFORCEMENT NOTICE APPEALS**

FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE AND IF YOU FAIL TO APPEAL IN THE TIME SCALE PROVIDED CAN RESULT IN FINES AND ACTION TO PHYSICALLY RECTIFY THE PLANNING BREACH.



OVER THE ALLEGED UNAUTHORISED DEVELOPMENT AT YOUR PROPERTY, OR IF YOU HAVE RECEIVED AN ENFORCEMENT NOTICE ALREADY YOU MAY BE CONCERNED ABOUT IT AND WONDERING WHAT CAN BE DONE - WE DO PROVIDE SERVICES TO PEOPLE IN VERY SIMILAR SITUATIONS ALL OVER ENGLAND AND WALES.

OUR TEAM CONSISTS OF BOTH EXPERIENCED PLANNING AND LEGAL EXPERTS WHO HAVE WORKED IN LOCAL AUTHORITIES AND IN THE PRIVATE SECTOR AND HAVE UNDERTAKEN MANY ENFORCEMENT APPEALS FOR CLIENTS FOR MANY YEARS. WE THEREFORE UNDERSTAND WHAT CAN BE DONE AND RECOGNISE THAT SOMETIMES THERE ARE OPTIONS AVAILABLE WHICH MAY OTHERWISE BE OVERLOOKED. OFTEN ENFORCEMENT NOTICES ARE ISSUED WITHIN A FEW DAYS OF A REFUSAL OF PLANNING PERMISSION REDUCING YOUR APPEAL TIME ON THE REFUSAL OF THE PLANNING APPLICATION AS WELL FROM MONTHS TO DAYS! (WE CAN APPEAL BOTH!)



IMPORTANT!: MANY LOCAL PLANNING AUTHORITIES ISSUE ENFORCEMENT NOTICES ALMOST IMMEDIATELY AFTER ISSUING A PLANNING REFUSAL NOTICE FOR A RETROSPECTIVE DEVELOPMENT, WHICH REDUCES THE TIME AVAILABLE TO APPEAL ANY PLANNING REFUSAL FROM WEEKS AND MONTHS TO DAYS IN MOST CASES!

### HOOPER ENTERPRISE ASSOCIATES LIMITED

OUR PROFESSIONAL PLANNING APPEAL SERVICE IS OVERSEEN BY DR ROBIN HOOPER LLB LLM PHD FRSA HAS BEEN DESIGNED AS A COST-EFFECTIVE WAY TO CHALLENGE AUTHORITIES' REFUSALS OF PLANNING APPLICATIONS AND ENFORCEMENT NOTICES. OUR FIXED FEE OPTION IS THE IDEAL



DR ROBIN HOOPER

SOLUTION FOR PEOPLE WHO WANT TO **ACCESS** PROFESSIONAL EXPERIENCE BUT WHO SIMPLY CANNOT OR DO NOT WANT TO PAY SOLICITOR / PLANNING CONSULTANT HOURLY RATE FEES OR CANNOT AFFORD APPEALING WITHOUT THE KNOWLEDGE OF THE FULL COST IN ADVANCE. SOLICITOR AND

CONSULTANT FEES CAN USUALLY BE QUITE DAUNTING, ESPECIALLY WHEN THEY WILL NOT PROVIDE AN ABSOLUTE COST IN ADVANCE. OUR FIXED FEE SOLUTIONS SOLVE THIS.

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HEAL PLANNING APPEALS, 11 ST MARY'S PLACE SHREWSBURY. SY1 1DZ.