

Application number: PA/2025/742
(please quote in all correspondence)

Case officer: Christopher Clark
Email: planning@northlincs.gov.uk
Date 18 August 2025

North Lincolnshire Council

www.northlincs.gov.uk

Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 PLANNING UNDER SECTION

Proposal: Planning permission to construct a single-storey rear (infill) extension, convert the garage into a study room, and change fenestration in front elevation of an existing HMO

Site Location: 4 Holme Hall Avenue, Bottesford, Scunthorpe, DN16 3PY

Appellant: TES Property Services Ltd

Inspectorate's Ref: APP/Y2003/W/25/3370758

Appeal Start Date: 13th August 2025

With reference to the above details .An appeal has been made to the Secretary of State against North Lincolnshire Councils decision to refuse planning permission. The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: Dot Kujawa, The Planning Inspectorate, 3D Eagle Wing, Temple Quay House, 2 The Square, Bristol BS1 6PN.

All representations must be received by 17 September 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.** Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection on the council's website. If you do not have access to the internet then please visit any council office with a public access computer during normal office hours.

You can get a copy of one of the Planning Inspectorate's 'A Guide to taking part in planning appeals' booklets free of charge from GOV.UK at [Taking part in a planning, listed building or enforcement appeal - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

If you are not the owner of the premises you occupy, please try to bring the contents of this letter to the attention of the owner.

Yours faithfully

Development Management