



Directorate for Planning, Growth and Sustainability

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Ref: PL/26/03872/FA

3 July 2026

Dear Clerk,

NOTIFICATION OF AN APPLICATION **Town and Country Planning Act 1990 - Householder Development**

Reference: PL/26/03872/FA
Application type: Full Planning Permission
Location: Beechmead, 1C Winslow Road, Granborough, Buckinghamshire, MK18 3NJ,
Proposal: Creating of new vehicular access to Winslow Road

The Council has received an application for the development described above.

Using the application reference, you can view the application on the Council's Public Access System which may be accessed via: <https://www.buckinghamshire.gov.uk/view-planning-application>.

If you wish to comment on the application, please go to the Comments tab on Public Access. Commenting this way helps to protect your personal data and enables you to track the application. If you have no means of viewing or commenting on the application online, please contact the Planning Service to discuss suitable arrangements.

Please submit any comments you wish to make within the statutory 21-day period from the date this document is issued. If there are one or more public holidays in this period, you are welcome to add that number of days to the end of the period. You are encouraged to submit your comments within this timeframe in order to ensure they are taken into consideration. At this time, where comments are received after this period and before the application is decided, we will aim to take them into consideration where at all possible.

The statutory 21-day period for this application ends **24 July 2026**. You will find more information overleaf and on the Planning pages of the Council's website. Once the decision is issued, it will be published online. Please note that if there is an appeal against the Council's refusal, any comments you make on the application will be forwarded to the Appeal Inspector. There will be no further opportunity to comment at appeal stage.

All consultation replies are public documents that are available to view online. Therefore, please only include details that are appropriate to be published.

Yours faithfully

Carmen Timoce
Planner

Additional notes about commenting on an application

Planning Application considerations

The Council will make its decision on planning issues as set out in its policies. The policies can be found on the Council's website. The following are examples of planning issues:

- The design, layout and appearance of the development and its impact on the surrounding area
- Highway safety considerations
- The effect of the development on neighbouring property e.g. overshadowing, loss of privacy, overbearing appearance
- Impact on trees, conservation areas or listed buildings

The following things are not planning matters and will not be taken into account:

- The identity and character of the applicant or agent
- Any private covenants affecting the site
- Matters dealt with under other legislation such as drainage or construction technique

What if the development has already started?

The planning legislation specifically allows for retrospective applications to be submitted. Whilst it is clearly regrettable that work takes place in advance of obtaining planning permission, it is not an offence to do so. The fact that work has started will not alter the way in which we assess the application. If the application is found to be unacceptable, then we will consider taking any necessary further action.

Commenting on an application

Anyone can comment on an application. You don't have to live next door. We decide most applications within 8 weeks, although larger developments may take longer. This is why it is important that you let us have your comments as soon as possible. We will carefully take your comments into account, although the decision may not be what you want. Comments need to be in writing, ideally submitted online. Please note that any representations containing abusive remarks, will not be taken into consideration.

Who decides an application?

Most applications are determined under the delegated powers of the Council's, Service Director of Planning and Environment, even if there are objections. However, a small number of applications and the Council's own applications, will be decided by the Planning Committee at a public meeting. Planning Committee dates and arrangements are viewable on our website.

How can I check an application's progress?

You can check the progress of an application on the Council's website. After the decision has been issued, it will be placed on the application file and be available to view on the Council's website, under the application reference number. You will be able to see the full decision notice including any conditions or reasons for refusal under the 'Associated Documents' tab.

Who can I talk to?

You can telephone the Planning Service. We are sorry, but we cannot enter into exchanges of letters. You may also wish to contact your Councillor or a member of the Planning Committee. Details are available on the Council's website.

What happens next?

The applicant may withdraw the application. If the application is approved with condition, refused or not dealt with in time, the applicant may make an appeal to the Planning Inspectorate. In most cases the appeal will be dealt with on the basis of the application as submitted, any representations from the public and the planning officer's written report. If the applicant does appeal to the Planning Inspectorate, we will write to you again to let you know. Please note, a copy of all representations will be forwarded to the Planning Inspectorate and the Appellant. Please note, if the application is a householder development, there will be no further opportunity to comment at appeal stage.

