

Tendring

District Council



Planning Department
Council Offices
Weeley
Essex CO16 9AJ

Wright Ruffel Cameron
Beaver House
Plough Road Centre
Great Bentley
Essex
CO7 8LG

Please ask for Naomi Hart
Tel: (01255) 686137
Email: planning.services@tendringdc.gov.uk

Our Ref: 19/00477/COUNOT

16th May 2019

Dear Sir/Madam,

APPLICATION NO: 19/00477/COUNOT
PROPOSAL: Proposed alterations to redundant barn to provide two one bed units of tourist accommodation with the provision of a workshop, games room, home office and garaging for use in association with Beaumont Barn.
LOCATION: Hollands Farm, Beaumont Road, Great Oakley

I am writing in regard to the above mentioned COUNOT application.

Having assessed Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015 it is evident that the development cannot be considered as permitted development as the proposal fails the following criteria:

(b) in the case of—

(i) a larger dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or

(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(h) the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order.

The floor space of this building together with the building previously approved under Class Q 18/02091/COUNOT, is approximately 656 square metres which exceeds the above criteria. Therefore a full planning application will need to be submitted for the development proposed, and this application will be 'turned away'.

Yours sincerely

Naomi Hart
PLANNING OFFICER
Chief Executive
Ian Davidson

www.tendringdc.gov.uk
minicom 01255 475566

