



Planning
Council Offices
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Mr Yakov Levy - Paramount Planning Ltd
OCC Building A
105 Eade Road
London
N4 1TJ

Please ask for Naomi Hart
Tel: 01255 686137
Email: nhart@tendringdc.gov.uk

Our Ref: 19/00884/COUNOT

27 September 2019

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016

APPLICATION NO: 19/00884/COUNOT
PROPOSAL: Change of use from A1 to C3.
LOCATION: 53-55 Pier Avenue Clacton On Sea Essex CO15 1QE

Thank you for your notification on the above matter which was received on 14 June 2019 and made valid on 9 August 2019 and was allocated the reference **19/00884/COUNOT**.

It has been determined by the Local Planning Authority that the prior approval of the authority is **required** as it fails to meet the conditions set out in Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Tendring District Council hereby **refuse** prior approval for the development proposed in the above-mentioned application for the following reasons:

- 1 The plans provided demonstrate that the cumulative floor space of the existing building will equal 169.81 square metres and therefore exceeds the criteria. This has been cross referenced and the existing floor space equates to 155.409 which still exceeds 150 sqm. The proposal fails to comply with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class M (c).

If you require any clarification on this matter or further information, please contact the case officer Naomi Hart on 01255 686137.

Yours faithfully

Catherine Bicknell
Head of Planning