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Please ask for Naomi Hart
Tel: 686137
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Our Ref: 19/01132/COUNOT

30 September 2019

Dear Sir/Madam

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

APPLICATION NO: 19/01132/COUNOT
PROPOSAL: Creation of a single residential unit from existing agricultural buildings.
LOCATION: Tyler Barn Hill Farm Crown Lane Tendring

Thank you for your notification on the above matter which was received on 29 July 2019 and made valid on 5 August 2019 and was allocated the reference **19/01132/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 building has a floor area of approximately 443 square metres and therefore is classed as a "larger dwelling house".

The adjacent building on the site subject of a previously approved Schedule 2, Part 3, Class Q conversion of under 17/01559/COUNOT. This conversion relates to a floor area of 80m² with a canopy area of approximately 25m² also constituting a "large dwelling" with an overall floor area of 105m².

The total number of dwellings developed under Class Q is 2. The cumulative floor space amounts to 548m² which exceeds the 465m² requirement.

The proposal fails to comply with The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.1 (b) (i) (bb).

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

Yours faithfully

Cath Bicknell.

Catherine Bicknell
Head of Planning