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

Our Ref: 21/00236/COUNOT

8 April 2021

Dear Sir/Madam

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

APPLICATION NO: 21/00236/COUNOT
PROPOSAL: Proposed conversion of agricultural building into a self-contained dwellinghouse
LOCATION: Pestle Hall Farm Crow Lane Tendring Clacton On Sea

Thank you for your notification on the above matter which was received on 11 February 2021 and made valid on 11 February 2021 and was allocated the reference **21/00236/COUNOT**.

Determination by the Local Planning Authority that the prior approval of the authority is required as it fails to meet the requirements of Schedule 2, Part 3, Class Q 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 reason:

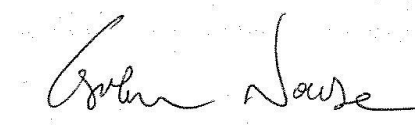
- 1 Paragraph 13-105-20180615 of the Planning Practice Guidance (the PPG) explains that Class Q assumes that the agricultural building is capable of functioning as a dwelling. It is not the intention to allow rebuilding work which would go beyond what is reasonably necessary for the conversion to residential use. Therefore it is only where the existing building is structurally strong enough to take the loading which comes from the external works to provide for residential use that the building would be considered to have the permitted development right.

The existing agricultural building consists of three open sides. To undertake the conversion, the works would involve the construction of three walls and it is therefore considered that the works would go beyond what could be reasonably be described as a conversion without a substantial rebuild.

The proposal therefore does not comply with criteria h (ii) and criteria f of Class Q, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

Yours faithfully

A handwritten signature in black ink, appearing to read "Graham Nourse". The signature is written in a cursive style with a large initial 'G' and a long, sweeping underline.

Graham Nourse
Assistant Director
Planning Service