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Please ask for Bruce O'Brien
Tel: 686184
Email: bobrien@tendringdc.gov.uk

Our Ref: 21/02012/COUNOT

19 January 2022

Dear Sir/Madam

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

APPLICATION NO: 21/02012/COUNOT
PROPOSAL: Application for Prior Approval for the conversion of part of an agricultural building into a Class E use under Class R of the GDPO.
LOCATION: Brook Farm Stones Green Road Great Oakley Harwich

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

Having assessed Schedule 2, Part 3, Class R 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:

- 1 The proposed site plan shows a red-line boundary which contains the application building and curtilage land that is approximately twice the size of the part of the building that is proposed to change its use. Therefore, the proposed development does not meet the requirements of item R of Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the area of land proposed to change use is larger than the land area occupied by the agricultural building.
- 2 Under the criteria of Schedule 2, Part 3, Class R, an agricultural building may change its use to a flexible use falling within only one of the provisions of item R (a-c). The application is for the change of use of a building to Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, the applicant states that building would be used for storage, packing and distribution, a use which is considered to fall within the remit of Class B8 of The Town and Country Planning (Use Classes) Order 1987. Therefore, the proposal fails to comply with Schedule 2, Part 3, Class R, item R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

If you require any clarification on this matter or further information, please contact the case officer Bruce O'Brien on 686184.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ian Davidson'.

Graham Nourse
Assistant Director
Planning Service