



**AGENT:** Mr Simon Earl –  
Bdg Design Ltd  
1st Floor  
Southway House  
29 Southway  
Colchester  
CO2 7BA

**APPLICANT:** Mr Carrie Day  
Jubilee Cottages  
Jubilee Lane  
Ardleigh  
Colchester  
Essex  
CO7 7RY

## CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

### TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991)

**APPLICATION NO:** 23/00032/LUPROP

**DATE REGISTERED:** 6th January 2023

Tendring District Council hereby REFUSE the application for a Certificate of Lawful Proposed Use in respect of the use described in the First Schedule in respect of the land specified in the Second Schedule for the following reason(s):

- 1 The proposed development does not constitute permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or as amended or reinacted) as the local planning authority considers that the land upon which the proposed outbuilding is to be sited is not within the curtilage of the dwellinghouse and is not required for a purpose incidental to the enjoyment of the dwellinghouse as such by reason of its design and intended use.

**DATED:** 3rd March 2023

**SIGNED:**

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John Pateman-Gee  
Planning Manager

### FIRST SCHEDULE

Proposed erection of outbuilding for additional storage.

### SECOND SCHEDULE

White House Jubilee Lane Ardleigh Colchester

**INFORMATIVES:**

## Plans and Supporting Documents

The Local Planning Authority has resolved not to grant a lawful use certificate for the submitted application for the reason(s) set out above. For clarity, the refusal is based upon consideration of the plans and information contained in the application. The drawings are as follows:

001 EXISTING SITE PLAN, PROPOSED BLOCK PLAN, FLOOR & ROOF PLAN - RECEIVED 06.01.2023

002A PROPOSED ELEVATIONS & SECTION - RECEIVED 06.01.2023

*Notes*

- Your attention is drawn to the fact that if you are aggrieved by this determination you have a right of appeal against it to the Planning Inspectorate under Section 195 of the Town and Country Planning Act 1990. Notice of the appeal should be made on a **Lawful Use or Development Appeal Form** which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant has the right of appeal.**