



AGENT: Clive Long - CFL Planning
and Building Design Ltd
46 Marine Parade West
Clacton On Sea
Essex
CO15 1NB

APPLICANT: Jason Buxton and Candice Fisher
107 London Road
Clacton On Sea
Essex
CO15 3SS

Process set out by condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY hereby confirms that **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority:

Application number of proposed development:
24/00314/HHPNOT

Address of the proposed development:
107 London Road Clacton On Sea Essex CO15 3SS

Description of proposed development:
Prior Approval Application under Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for erection of single storey flat roof extension with glazed roof lanterns (Depth 5.3m, Maximum Height 3.17m, Eaves Height 3.17m).

Information that the developer provided to the Local Planning Authority (including application form):

Drawing No 01

DATED: 11 April 2024

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

Reason for Refusal:

- 1 The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres. As such it fails to meet criteria for Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is important that you read and understand all of the following informatives.

Informatives:

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

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. Notice of the appeal should be made on the relevant form which is available from The Planning Inspectorate at Room 3/09, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.