

Tendring
District Council



Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

AGENT: Mr Frazer Bird –
OB Architectural Design
8A Stratford Road
Holland On Sea
Essex
CO15 5EA

APPLICANT: Mr and Mrs Townsend
26 Cotman Road
Clacton On Sea
Essex
CO16 8YB

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SECTION 192**

APPLICATION NO: 24/00826/LUPROP

DATE REGISTERED: 5th June 2024

The Tendring District Council certify that on 5th June 2024 the development described in the First Schedule in respect of the land specified in the Second Schedule and edged RED on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

- 1 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015

DATED: 26th July 2024

SIGNED:

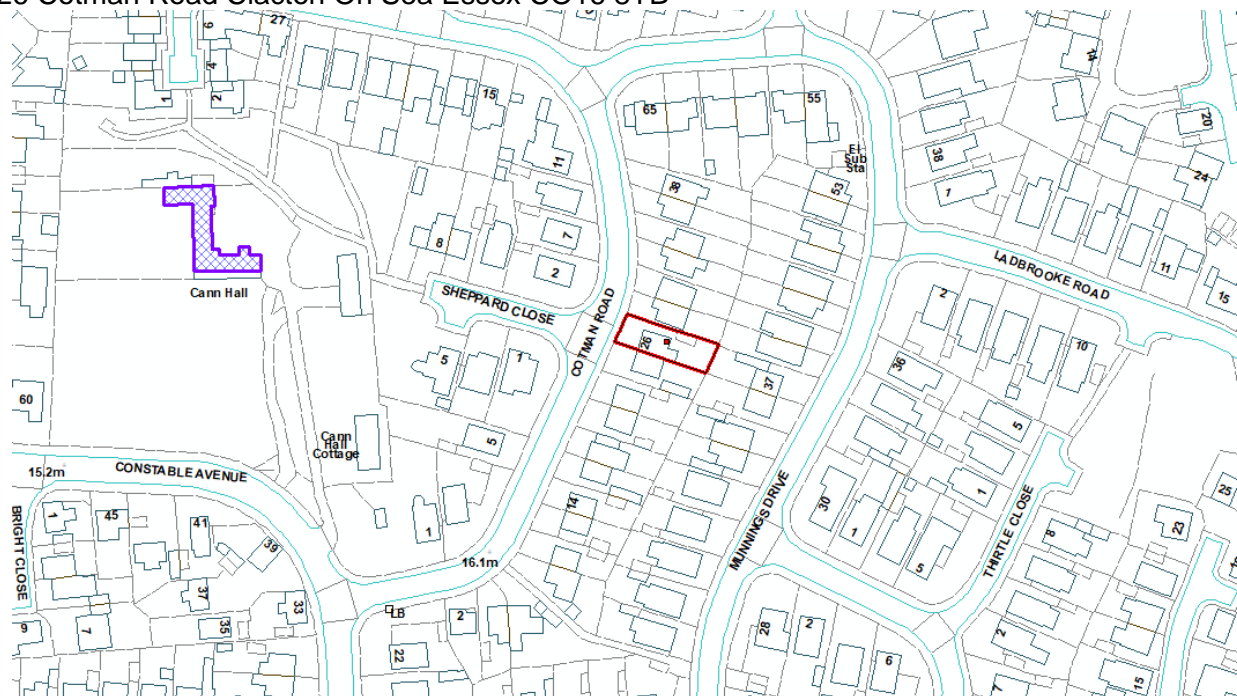
John Pateman-Gee
Head of Planning and Building Control

FIRST SCHEDULE

Application for Lawful Development Certificate for Proposed Use or Development for proposed single storey rear extension.

SECOND SCHEDULE

26 Cotman Road Clacton On Sea Essex CO16 8YB

**Notes**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso on Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Ecology Informative

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include: <https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>