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CO4 9HU
14 August 2024

Please ask for Michael Pingram
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Our Ref: 24/01003/COUNOT

To Whom it may concern,

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015 AS AMENDED**

APPLICATION NO: 24/01003/COUNOT

PROPOSAL: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of an agricultural building into two dwellings.

LOCATION: Whitehall Farm Whitehall Lane Thorpe Le Soken Essex

Thank you for your notification on the above matter which was received on 3 July 2024 and made valid on 8 July 2024 and was allocated the reference **24/01003/COUNOT**.

Having assessed Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) it is evident that the development cannot be considered as permitted development as the proposal fails the following criteria;

1 The development under Class Q(b) will see significant alterations to the building, with the removal of two bays of the existing building as well as a lean-to extension, which combined equate to approximately half of the existing building. Beyond that a new external wall is proposed to the eastern elevation, a first floor is to be created, as well as the installation of solar panels, doors and windows. In addition, there are proposed materials of fibre slate roof tiles, natural stoned render and black stained feather edged weatherboarding. The combination of all the above go beyond the scope of the requirements.

The proposal is therefore contrary to item Q.1. (j) (i) and (ii), and Q.2 (1) (f) of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

If you require any clarification on this matter or further information, please contact Tendring District Council direct.

Yours faithfully

John Pateman-Gee
Head of Planning and Building Control
Planning Service

Chief Executive
Ian Davidson

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