



**AGENT:** Mr Geoffrey Eaton - Drawing  
Inc Ltd  
42 Sandmartin Crescent  
Stanway  
Colchester  
Essex  
CO3 8WZ

**APPLICANT:** Mr and Mrs C Rogers  
13 Ramsey Road  
Dovercourt  
Harwich  
Essex  
CO12 4RJ

### LARGER HOME EXTENSION – PRIOR APPROVAL NOT REQUIRED

#### The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A, Condition A.4 Notification Application

**Application No.:** 24/01875/HHPNOT

**Proposal:** Application to Determine if Prior Approval is Required for a Proposed Larger Home Extension - Single storey rear extension measuring 4.5m in depth, 3.8m high and 2.7m at the eaves, assessed under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A.

**Address:** 13 Ramsey Road Dovercourt Harwich Essex

The Local Planning Authority have notified the adjoining owners or occupiers of the proposed development (those who share a boundary with the site, including to the rear) in accordance with its duties under Condition A.4 Paragraph (5) of the above legislation. Where necessary, the impact of the development on the residential amenities of the occupiers of those adjoining properties, have been fully considered.

**TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY** hereby confirms, pursuant to the above legislation, that **prior approval is not required**. You are therefore free to carry out the development, subject to compliance with the following:

1. The works must be carried out in full accordance with the plans and information provided to the Local Planning Authority with the notification application (including the accompanying application form), as follows:

Drawing No. PL00  
Drawing No. PL01  
Drawing No. PL02  
Drawing No. PL03

2. The development must accord with all other relevant limitations and conditions which apply to other rear extensions allowed under permitted development. These are set out in Class A, and include

for example, the requirement that the extension must be constructed using materials of a similar appearance to those used in the construction of the rest of the house.

**DATED:** 09<sup>th</sup> January 2025

**SIGNED:**



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John Pateman-Gee  
Head of Planning and Building Control

## **INFORMATIVES:**

### Compliance:

1. It is a requirement of Condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) that the development be carried out in full accordance with the information that the developer provided to the local planning authority as part of this application, unless the local planning authority and the developer agree otherwise in writing (or via the approval of the relevant planning application). This written notice indicates that the proposed development would comply with Condition A.4.
2. This notice does not provide confirmation that the proposed development would comply with the limitations or conditions of Schedule 2 Part 1 Class A in their entirety. If you want confirmation that the proposed development would be lawful (e.g. it would fully comply with all limitations and conditions of Schedule 2 Part 1 Class A), an application to the Council for a Lawful Development Certificate for a Proposed Development would be the correct route.

### Biodiversity Enhancement Informative

3. 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>

### Building Regulations

4. You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council. If you do decide to proceed then please contact the Building Control Section on 01255 686111 for further advice.

### Party Wall Act

5. If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is [available online](#) or from the District Council.