

Mr James Cooper
Jac Architecture
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Stamford
PE9 2WH

Contact: Danielle Brooke
Development Services
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Our ref: 19/0175/PREAPP
Your ref:

6 December 2019

Dear Mr Cooper

**Conversion of outbuilding to self-contained annex at 76 Main Road Parson Drove
Wisbech Cambridgeshire PE13 4LA**

Thank you for your enquiry received 2 December 2019 in reference to the above. Firstly, it appears that there are no prior conditions on your property limiting development such as the proposed.

In addition, from the information you have provided, I consider that the annex is due to be occupied by a family member enabling the occupier to live independently to the rest of the family, whilst the remaining ancillary to the main dwelling; and that the annex will not be used as separate planning unit, i.e. the annex will not be sold or rented to anyone with no connection to the main dwelling. As such, I consider that the proposal to convert the existing outbuilding to a self-contained annex will not require planning permission in this case.

However, should you intend, either now or in the future, to potentially sell or rent the annex as a separate unit to the main dwelling, then permission will be required.

This pre-application advice is valid for 1 year. Advice is provided in good faith and whilst all reasonable care has been taken, should you submit an application there may be occasions where new information comes to light (particularly from external consultees) which means we are unable to maintain the advice provided.

My comments are an expression of opinion only and are made without prejudice to the determination of any subsequent application that may be made. Should you wish to submit an application, please see enclosed the list of national and local validation requirements. I trust this advice is of assistance.

Yours sincerely



Danielle Brooke *SB*
Development Officer

General Data Protection regulations 2018

To provide you with our services we need to record personal information, such as your name and address. This information will be kept securely and only accessed by approved staff.