

Our ref.: [REDACTED]

3rd November 2021

Planning Services
Tewkesbury District Council
Gloucester Road
Tewkesbury
Gloucestershire
GL20 5TT

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Email: Willisplan@aol.com

Dear Sir,

Town and Country Planning Act 1990
Dovecote at Grange Park Cottage, Stanton, Broadway, WR12 7NE

1. We are instructed by the owner of the above property, [REDACTED] to prepare and submit this application for a Certificate of Lawfulness in respect of the use of the outbuilding for use as guest accommodation. Please find enclosed in support of this application;
 - the completed CLUPOD application form
 - a location plan
 - the appropriate application fee of £103.
2. As you will know, the applicant obtained planning permission and Listed Building Consent to convert the Dovecote into ancillary residential accommodation in connection with Grange Park Cottage in 2014 under reference 14/00858/FUL and 14/00859/LBC. Planning permission and Listed Building Consent was granted on the 11th November 2014 with no conditions limiting the use of the ancillary accommodation. We are satisfied that the planning permission and Listed Building Consent has been lawfully implemented.
3. The 2014 approved plan show that the accommodation in the outbuilding comprises simply a sitting area and WC on the ground floor with a bedspace at first floor level. There is no kitchen. It is proposed that this space is let as guest accommodation using the AirBnB or similar website. The room would be let on a room only basis; there are no cooking facilities (other than maybe a kettle/coffee maker) in the Dovecote. Just this one room would be let to guests. There are three further bedrooms in Grange Park Cottage which will not be let to guests. Guests would be provided with a breakfast tray and be directed to The Mount Inn or Stanton Village Club for meals.

Contd.../

Planning Services, Tewkesbury DC

3rd November 2021

Dovecote at Grange Park Cottage, Stanton, WR12 7NE

4. It is well established that low-key 'bed and breakfast' use in connection with private dwellinghouses does not amount to a material change of use of the planning unit, provided that;

- the number of bed and breakfast rooms does not exceed 50% of the total bedrooms within the planning unit
- there are no separate facilities for the guests (that is, separate dining rooms or lounges)
- there is no external sign (other than a simple nameplate) or other indication that the bed and breakfast use is occurring
- the guest accommodation is not self-contained, that is, with its own bathroom and kitchen.

5. Planning permission was granted for the development of the Dovecote as residential accommodation on the basis that the accommodation would be used for residential accommodation ancillary to Grange Park Cottage. This is explicit in the description of the development. As there is no kitchen in the accommodation, it cannot be regarded as a separate dwelling or separate planning unit; it would remain ancillary to the main house. No operational development is proposed. It is considered that the use of the Dovecote as guest accommodation for paying guests would not amount to a material change of use and would not therefore require planning permission from the Council.

6. For the benefit of third parties, this is not an application for planning permission and there is no ability for the local planning authority to consider the impact of the development on third parties. The Council is not being asked if the development is acceptable in terms of residential amenity and other planning related issues, such as access and parking. This is simply a request for a formal determination that the proposed use does not need planning permission in the context of S55(2) of the Town and Country Planning Act 1990.

7. We are satisfied that the use of the accommodation in the Dovecote as ancillary accommodation as described herein ancillary to Grange Park Cottage is not development and that planning permission is not required for the use as proposed. I trust this is clear and we look forward to hearing from you shortly.

Yours faithfully,

