

23rd November 2021

Planning Services
Council Offices
Thorpe Road
Weeley
Essex
CO16 9AJ

Dear Planning Services,

**CERTIFICATE OF LAWFULLNESS OF PROPOSED USE OR DEVELOPMENT APPLICATION TO
CONFIRM THAT THE PROPOSED ANCILLARY BUILDING IS CONSIDERED LAWFUL
DEVELOPMENT**

1 SPRING HILL COTTAGES, BEACH ROAD, ST OSYTH, CO16 8PY

I write on behalf of our client Mr. S Byers to submit an application for a Certificate of Lawfulness for the Proposed Development for the erection of an ancillary building in relation to the host property within the garden area at 1 Spring Hill Cottages, Beach Road, St Osyth, CO16 8PY.


Proposed Development and Policy Compliance

Under Class E of the Permitted Development Rights for Householders Technical Guidance it states that buildings under Class E should be built for purposes incidental to the enjoyment of the house. The proposed single-storey building is for use as a home office/ancillary guest room in light of changes to working during the COVID19 pandemic. The building would have a floor area of approximately 40m² and would be 2.5 metres to the eaves and a maximum of 4m in height with a double pitched roof. The siting of the ancillary building is not within 2 metres of the boundary of the curtilage of the host property or 3m of any other properties. A toilet and washbasin would be provided. This would not be a self-contained unit for accommodation purposes.

The host property did not obtain permission to use the building as a dwellinghouse by virtue of Class M, N, P, PA or Q of Part 3 of Schedule 2. The total area of ground around the house covered by buildings, enclosures and containers would not exceed 50% of the total area of the curtilage,

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excluding the original house. There would be no development in front of the principal elevation of the host property. The proposed development would not be within the curtilage of a Listed building. The construction would not include provision for a veranda, balcony or raised platform.

In conclusion, the proposed works comply with the Permitted Development Householder Rights. As a result, the works are considered permitted development and thus planning permission is not required.

Contents of the Application

The following supporting documents have been submitted in support of this application:

- Covering Letter prepared by Stanfords;
- Relevant Planning Application Form;
- Site Location Plan 1:1250 @ A4;
- Block Plan 1:500 @ A4;
- Elevation Drawings prepared by Stanfords;
- Floor Plan Drawings prepared by Stanfords; and
- The relevant planning application fee of £103.50.

I trust you have the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact me. I look forward to your formal acknowledge of the application.


Mollie Foley BA(Hons) MSc

Town Planner

Stanfords

