

Our ref: 21/02119/PD
Your Ref:
Direct Dial: 01376 552525 ext. 2505
Ask for: Emma Stirland
Date: 27.07.2021



Development Management
Causeway House Braintree
Essex CM7 9HB

Tel: 01376 557779
Email: planning@braintree.gov.uk

Andrew Vagg

WITHOUT PREJUDICE

Dear Sir/Madam

APPLICATION NO: 21/02119/PD

DESCRIPTION: Permitted Development Rights Enquiry

LOCATION: 116 Colchester Road White Colne Essex CO6 2PP

Thank you for your enquiry.

I have looked in to the planning history for your property and past planning permissions do not suggest that permitted development rights have been removed. As such your property benefits from permitted development rights.

If you're looking to extend your property or construct an outbuilding, I would advise you visit the [Planning Portal's website](#). This website has visual mini guides for your typical home improvement projects, including conservatories, extensions and outbuildings and will guide you through whether you are likely to require planning permission or whether your proposal could be permitted development (development which does not require planning permission)

If after considering the advice of the Planning Portal you remain unsure as to whether planning permission is required you can contact our [Duty Planner](#) for further assistance or seek advice from an independent planning professional.

It is advised that you seek formal confirmation that your proposal can be permitted development by way of making an application for a Lawful Development Certificate. The Local Planning Authority would formally assess your proposal and would issue a certificate if the proposal is considered to be permitted development. You're not required to apply for such a certificate but it would provide you peace of mind and assurance if you ever came to sell the property.

Below are some links to a couple of places to give you a bit more information about Lawful Development Certificates:

- https://www.planningportal.co.uk/info/200126/applications/60/consent_types/9 - a handy guide as to what is a Lawful Development Certificate
- <https://www.braintree.gov.uk/planning-building-control/make-planning-application> - talks you through how to apply and what we'll do with your application
- <https://www.braintree.gov.uk/directory-record/6406/certificate-of-lawful-use-proposed-development> - lets you know what information you'd need to submit with your application

If, having considered the advice of the Planning Portal you think the proposed works do not fall within the permitted allowances, you are advised to apply for planning permission. Further

information on how to apply can be found on our [website](#). You can also apply for [pre-application advice](#) whereby a planning officer can review your proposed development and provide advice about the likelihood of an application being approved as well as any issues to consider and what information you would need to submit.

I trust this answers your query.

Please Note: Statements made by planning officers and Council employees are not binding on the Local Planning Authority. If you wish to have a planning issue decided conclusively then the appropriate procedure must be used to obtain a formal decision from the Local Planning Authority.

Yours faithfully

Emma Stirland
for Development Manager

HASPD