

Ranger Management & Design Services

• 13 Berners End, Barnston, Dunmow CM6 1LY • e: [REDACTED]

PLANNING STATEMENT

in support of an application

by

Mr A Rawlings of Newlands House, Church Road, Great Hallingbury CM22 7TS

for

a Certificate of Lawful use (CLE) confirming that the annex (also known as The Coach House) at Newlands House, is lawfully being used as a separate residential dwelling.

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Ranger Management & Design Services on behalf of Mr A Rawlings
- 1.2 It supports an application for the granting of a Certificate of Lawfulness (CLE) in respect of the annex at Newlands House CM22 7TS being a separate residential dwelling.
- 1.3 In addition to this planning statement, the application is supported by evidence that confirms the use of the annex as a separate residential dwelling.

2.0 THE APPLICANT

- 2.1 Mr Rawlings is the freehold owner of Newlands House.

3.0 APPLICATION SITE AND SURROUNDINGS

- 3.1 The site is situated in Great Hallingbury and the annex is a separate building to the rear of Newlands House.
- 3.2 The site is not within any designated area.

4.0 PROPOSAL

- 4.1 The proposal is that a Certificate of Lawfulness should be granted for the use of the annex as a separate residential dwelling.
- 4.2 The application is supported by a location plan and copies of correspondence from the Revenues department of the Council confirming that the annex has been in use by tenants as a separate dwelling since 2015 and has been registered for Council Tax to that effect.
- 4.3 Additional confirmation regarding the use of the annex as a separate residential dwelling is provided by an email dated 13 September 2021 from the Councils planning enforcement department which, after investigating an alleged breach of planning control because the annex was being used as a separate residential dwelling, confirmed that no further action was warranted and that their file was now closed.

4.4 As noted in 4.2 above, the Council had received details of tenancies since 2015 but for completeness of this application for a Certificate of Lawfulness, they are being supplied again as part of the confirming information.

5.0 RELEVANT PLANNING HISTORY

5.1 The following planning approvals in respect of Newlands House are relevant to this application for the grant of a CLP:

UTT/0831/10/FUL Demolition of 3 dwellings and erection of 4 detached dwellings and 2 semi-detached dwellings.

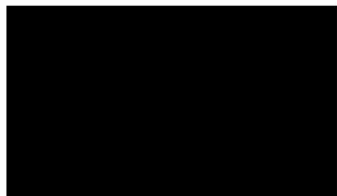
UTT/1100/12/FUL Erection of a garage.

6.0 PLANNING CONSIDERATIONS

6.1 The garage approved under reference UTT/1100/12/FUL has been occupied as a separate residential dwelling since 2015, a period in excess of 4 years at the time of this application for a CLE.

6.2 No enforcement action has been taken and so therefore the use as a separate residential dwelling is deemed to be lawful.

6.3 Accordingly the Council is requested to issue a Certificate of Lawfulness.



Ranger Management & Design Services on behalf of Mr A Rawlings.