

Our Ref: WV/K211
20 October 2023

Uttlesford District Council
Council Offices
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Planning Portal Ref: PP-PP-12546744

For the attention of: Gordon Glenday

Dear Gordon Glenday,

**RE: PLANNING APPLICATION FOR UNIT 7, STANSTED COURTYARD,
PARSONAGE ROAD, TAKELEY**

Please find enclosed a planning application for a storage outbuilding and fencing (including gates) at the above address on Parsonage Road. Both the storage outbuilding and fencing are ancillary to Unit 7 at Stansted Courtyard. Unit 7 was granted planning permission in 2016 (UTT/16/0788/FUL) and a Certificate of Lawful Use was granted in 2022 (UTT/22/1175/CLP) for the unit's use under new planning use Class E as a veterinary surgery.

It does not appear that the proposal would benefit from permitted development rights. It is considered that such development could be accommodated under Schedule 2, Part 7 of GPDO. However, no provision for outbuildings seems to be available, hence this application. Similarly, Schedule 2, Part 2, Class A does not seem to allow boundary fences in excess of 1 metre height where they are adjacent to the highway. In my experience, footpaths are treated as public highways, but please advise if Uttlesford District Council do not interpret the GPDO in this manner and therefore whether the proposed 2 metre high fencing would indeed be classed as permitted development.

The proposed storage outbuilding is needed for proper functioning of the veterinary surgery. Its size, design and siting are such to minimise its visual impact and remain in keeping with nearby buildings. The fencing is needed to provide suitable site security. It is proposed to install a timber hit-and-miss fence with timber gates as shown on the enclosed drawings.

The site adjoins a public footpath to the south, beyond which is an established hedge and then the A120. The proposed fence will screen the proposed storage outbuilding from the footpath and its design will be suitable for its location and purpose. In light of all these factors, it is considered that the proposal would accord with the policies of the local development plan. Approval of this project would be beneficial to Unit 7 and allow the better functioning of the veterinary surgery. I trust that you can support this project, but please don't hesitate to contact me if there is anything to discuss.

ROSE BUILDERS LIMITED

Directors: S W J Rose BSc FCIQB – A L Auger – A M Bowles BSc FCA – S D Brown BSc MCIQB – C M Wright – T W Rose MEng

Yours sincerely,



WILL VOTE

ROSE BUILDERS LIMITED

Directors: S W J Rose BSc FCIQB – A L Auger – A M Bowles BSc FCA – S D Brown BSc MCIQB – C M Wright – T W Rose MEng