Prior Notification Planning Application Refusal – Appeal Statement

Applicant: Laura Barrow

Site Address: Waterland Chalet, Guildford Road

Application Reference: DC/25/0082 **Date:** 06/06/2025

To Whom It May Concern,

We submit this statement in response to the refusal of our prior notification planning application, specifically addressing concerns regarding compliance with Schedule 2, Part 3, Paragraph W of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended:

1. **Compliance with Notification and Procedural Requirements:** Contrary to the refusal reasoning, no works to convert the subject building into a dwelling commenced **prior to receipt** of written notice of the local planning authority's determination. The procedural requirements under Paragraph W of Part 3 were followed precisely, ensuring full compliance with the prior approval process.
2. **Building History and Use:** The subject building has not undergone any structural modifications for the past 15 years. Any maintenance work carried out was strictly for agricultural purposes, including sanitation updates necessary for its continued use. There has been no deviation from its lawful agricultural function until the proposed conversion, which was initiated in accordance with planning regulations.
3. **Consultation Period and Absence of Objections:** Throughout the consultation period, **no objections** were raised by any party or individual regarding the proposed development. The absence of opposition further reinforces the suitability of the conversion within the planning framework.
4. **Alignment with Government Housing Policies:** National housing policies encourage the effective use of existing buildings to help meet housing targets. The proposed development aligns with the principles of sustainable land use and housing provision, supporting the broader goals of responsible development.

Given the above, we respectfully challenge the refusal decision and request reconsideration of our application in light of procedural compliance and alignment with planning regulations and housing policy objectives.

Sincerely,

Laura Barrow