

The Planning Inspectorate
Room 3/26, Hawk Wing
Temple Quay House
Temple Quay
BRISTOL BS1 6PN

January 2012

APP/D3505/C/11/2166998 & 2166999 – CREATION OF SEPARATE ACCOMMODATION AT LOWER COURTWOOD, 13A COURT STREET NAYLAND, COLCHESTER CO6 4JL

I write on behalf of the Society to urge the Inspector to reject this appeal.

The conversion of the “Carport, Garden Room and Store”, for which permission was granted in 2008, into a self contained Holiday Let appears to have been carried out without any attempt to obtain permission. It is difficult not to conclude that this course of action was adopted because the appellants were well aware that permission would not be given.

This undistinguished building, little more than a shed, lies within the Dedham Vale AONB and outside the village envelope, all be it only just. As such it is a new dwelling in the open countryside of the AONB which should only be permitted under the terms of the Council’s saved policy CR19. It does not meet the criteria laid down in this policy. It has no architectural or historic merit. There is no evidence that other possible uses have been explored, nor that an overriding need for such accommodation exists in Nayland – tourist accommodation would be much more appropriately provided by the rejuvenation of the closed White Hart Inn a few hundred yards away.

David Eking
Planning Secretary, Suffolk
For the Society

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