



## FULL PLANNING PERMISSION

Applicant Name and Address

Agent Name and Address

Mr John Hall  
Highfield Farm  
Rookery Lane  
Stretton  
Rutland  
LE15 7RA

Date of Validation  
17 August 2020

Application Number:  
2020/0975/FUL

**PROPOSAL:** Variation of Condition 4 of planning application 2016/0455/FUL to allow existing annex to be also used for short term holiday accommodation.

**LOCATION:** Annexe Highfield Farm Rookery Lane Stretton Rutland LE15 7RA

**GRANT PLANNING PERMISSION** in accordance with the application and plans submitted subject to the following conditions:

- 1 The annex shall be used for holiday accommodation or as ancillary living accommodation to Highfield Farm, Rookery Lane Stretton, and not for any other residential use falling within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Statutory Instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt 'any other residential use' includes a person's or persons' main residence, or a permanent residential unit of accommodation. No person shall occupy the dwelling if being used for holiday accommodation for longer than 56 days in any calendar year. A register shall be kept of holiday occupation of the dwelling and shall be made available to the Local Planning Authority within 7 days of any request. Reason: The use of the annex for living accommodation ancillary to the main dwelling and for the use of holiday purposes is acceptable in the interests of contributing to tourism and the economy of the area, however the site is unsuitable for an independent residential unit because the separation of the curtilage of Highfield Farm Rookery Lane, Stretton, enabling use of this building as an independent dwellinghouse, would have an adverse impact on the character and appearance of the Stretton Conservation Area

### INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 20 November 2020

Proper Officer of the Council



## PLANNING PERMISSION

### IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
  - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
  - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.
  - Appeals must be made within **six months** from the date of this decision notice.
  - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.