

**DEDMAN  
GRAY**

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27 08 2013

Support Services

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John Jackson LLP  
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Holly House  
41 Woodlands Park  
Leigh on Sea  
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Our ref: DBS120175  
18 April 2013

Dear Mr Jackson,

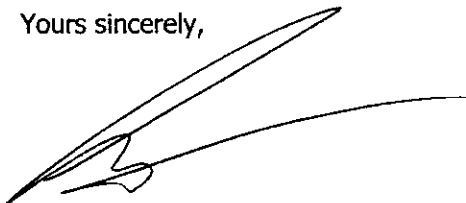
**Re: Crowstone School, Fleethall Lane, Shopland Road, Rochford, Essex, SS4 1LN**

I write with reference to our telephone conversation earlier today regarding the above mentioned property.

As far as we are aware the premises have been empty since the summer of 2008. We have marketed the property for sale by two separate clients in the last 24 months and from our records we can confirm we rarely had any interest from a party looking to use the property with its current commercial use.

I trust this meets your requirements.

Yours sincerely,



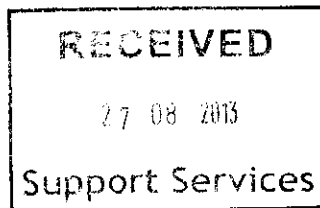
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My Ref:  
Your Ref:

26<sup>th</sup> April 2012

Dear Sir,

**Re: Proposed use of former Crowstone Preparatory School, Sutton Road, Rochford for residential purposes.**

I write with regard to your letter I received on 17<sup>th</sup> April in which you set out Mr R Cann's proposal to convert the existing school building into a single dwelling for his own occupation. You state that the various brick outbuildings would be retained but the demountable type class room would be removed.

The site is located within the Green Belt and the Coastal Protection Belt. This means that whilst the construction of new buildings is resisted, the conversion of existing buildings of substantial construction is favoured because those buildings are permanent and already causing harm to Green Belt openness but their re – use has a neutral affect .Normally , the council would give priority to the commercial use of the building and would accept residential use only if the building were impractical for commercial use or had been vacant for a period of at least two years.

An application has been previously submitted to convert the school building into two dwellings but that application also included the construction of a new four bedroomed dwelling. That application (reference No. 10/00050/OUT) was refused planning permission on 22<sup>nd</sup> April 2010 but only because of the new building included in the proposal. No objection was raised to the conversion of the existing building for residential use. This decision is a material consideration to be taken into account in the new application you would need to make.

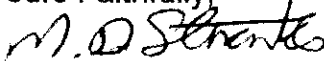
The officer report on that previous application amongst other things, gives consideration to the commercial potential. It was noted that a number of enquiries had been made with regard to re – use but those uses for other than residential purposes, had not progressed to a planning application. The building was known to have been vacant for at least a year

prior to April 2010. I am not aware of a new use since then so must conclude the building to now have remained vacant for around four years. The council have previously concluded that the conversion of the school building to residential use was by itself acceptable in April 2010. The coalition Government has maintained that approach in recent changes to National Planning Policy.

Subject to the consideration of the planning application that would be necessary, I can advise that the future conversion of the school building to residential use would be acceptable in principle. The only issue would be the extent if any, of any extensions to the building your client may propose. I would advise that any extension be minimal so as not to impact adversely upon Green Belt openness or the Coastal Protection Belt. I would prefer it if no extension to the building were necessary.

I trust the above clarifies that the conversion of the school building to residential use is acceptable and would attract a recommendation of approval from council officers. The final decision would of course rest with members of the council and my advice is without prejudice to the council's final decision on the matter.

Yours Faithfully,



**Mike Stranks BA, MRTPI.  
Team Leader DC (North)**