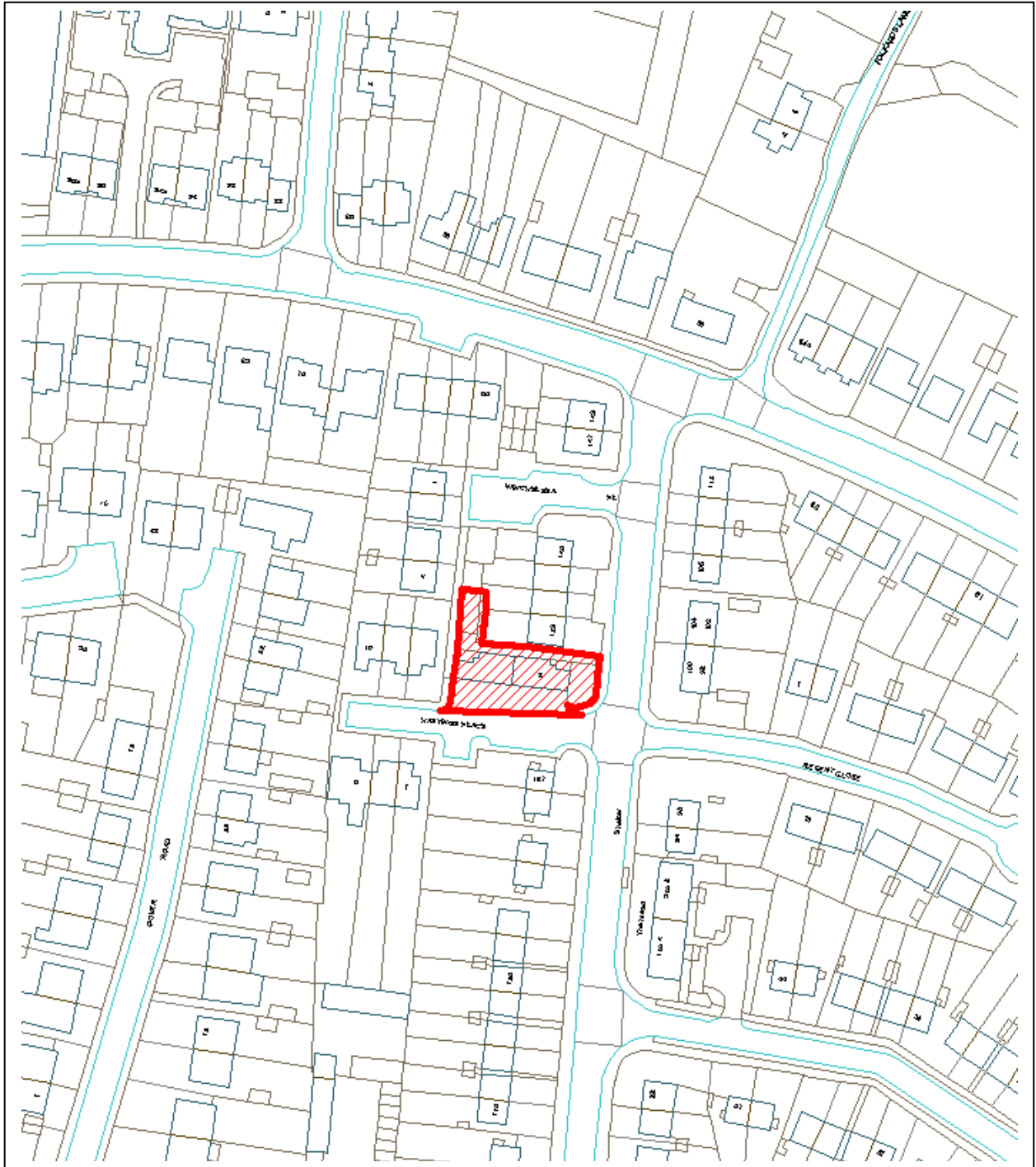


PLANNING COMMITTEE

4 SEPTEMBER 2012

REPORT OF THE ACTING HEAD OF PLANNING

A.5 PLANNING APPLICATION - 12/00812/FUL - 2 & 4 HASTINGS PLACE, BRIGHTLINGSEA, CO7 0PB



DO NOT SCALE

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Application:	12/00812/FUL	Town / Parish: Brightlingsea Town Council
Applicant:	Tendring District Council (Life Opportunities - Building Services)	
Address:	2 & 4 Hastings Place, Brightlingsea.	
Development:	Proposed demolition of existing building and redevelopment with 1No 3Bed and 1No 2Bed dwellings with required amenity space and parking facilities.	

1. Executive Summary

- 1.1 This application is before Members as Tendring District Council is the applicant.
- 1.2 The proposed redevelopment of the site will ensure best use of the land and deliver two detached family houses with on-site parking and private amenity space. There will be no material harm to highway safety or local or residential amenities and the proposal will enhance the appearance of the site in the street scene. It is therefore recommended for approval.

Recommendation: Approve

Conditions:

1. Time limit
2. Development to accord with approved plans
3. Construction of accesses
4. Pedestrian visibility splays
5. Surface materials
6. Provision of parking spaces
7. Provision of new footway

Reason for Granting Planning Permission:

In approving this application the Local Planning Authority has taken account of the development plan policies and/or proposals listed above and it considers that the proposed development is in accord with those policies and does not harm public amenity. The proposed redevelopment of the site will ensure best use of the land and deliver two detached dwellings with on-site parking and private amenity space. There will be no material harm to highway safety or local or residential amenities and the proposal will enhance the appearance of the site in the street scene.

2. Planning Policy

National Policy:

National Planning Policy Framework

Local Plan Policy:

Tendring District Local Plan 2007

- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- HG3 Residential Development Within Defined Settlements
- HG9 Private Amenity Space
- HG14 Side Isolation
- TR7 Vehicle Parking at New Development

Other guidance:

Essex Car Parking Standards

3. Relevant Planning History

BRI/14/70 Residential development - Approved 07.05.1970

4. Consultations

ECC Highways Dept - No objections subject to conditions.

5. Representations

- 5.1 Brightlingsea Town Council - The Town Council approves this application, in fact states that it is a vast improvement.
- 5.2 2 representations have been received – 1No.e-mail from an occupant of No.6 Hastings Place and 1No. letter from 2 occupants of No.6 Hastings Place. Planning issues raised are:
 - Loss of privacy due to overlooking of garden or side entrance front door (Plot 2 side elevation bedroom window).
 - Approve in general as existing building is an eyesore not in keeping with houses in area.
 - Concern over dust from demolition.

6. Assessment

- 6.1 The main planning considerations are whether the proposal is acceptable having regard to the normal planning tests which apply.
- 6.2 Hastings Place is a small cul-de-sac which includes two small terraces of 3No. houses in addition to the application site. A lay-by for 2-3No. cars is opposite the application site, to the south side of Hastings Place.
- 6.3 There is no objection to the demolition of the existing building. This includes two flats and has been identified as having structural defects.

- 6.4 The proposed dwellings are well designed and will have adequate parking and private amenity space. The ECC Highways Officer has raised no objection to the proposed plans. Your Officers do not consider it necessary or reasonable to impose a condition to require a Construction Traffic Management Plan, having regard to the small scale of the development and the location of the site.
- 6.5 The only issue of concern raised in respect of the new development relates to a bedroom window. Your Officers do not consider that this will result in material overlooking leading to loss of privacy. Further, as a public footpath runs immediately to the west of the application site, the presence of a first-floor window has benefits in respect of planning and crime prevention considerations.
- 6.6 The proposal will ensure that there is no net loss of dwellings and a higher standard of building and accommodation will be achieved.
- 6.7 The appearance of the site in the street scene will also be significantly enhanced.
- 6.8 The Council's standard guidance on demolition will be added as an informative. This includes minimising any potential nuisance which may arise, including from dust.

Background Papers

None