

3. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway/carrageway (delete as appropriate).

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway/carrageway (delete as appropriate) is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

4 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the footway.

Reason: To enable vehicles using the access to stand clear of the carrageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent footway/carrageway in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informatives:

Although the existing site access is not changing it would be appropriate to cut back/ maintain regularly the vegetation to the south of the Coach House vehicle access to provide adequate inter-visibility between vehicles using this access and those in the existing public highway in the interest of highway safety in accordance with policy DM1

Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at: development.management@essexhighways.org or by post to:

SMO1 ' Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester.
CO4 9YQ.

UU Open Spaces

There is currently a deficit of 0.4 hectares of formal open space in Thorrington. It is felt that there will be no significant impact on the current open space and play facilities.

No contribution is required on this occasion.

3. Planning History

11/60257/HOUEN Q	Conversion of coach house into en-suite bedroom including replacing front double doors with new window & door and adding velux on back		14.06.2011
11/00715/FUL	Conversion of ground floor of coach house into en suite bedroom including replacing front double doors with new window and door and adding velux to rear extension.	Approved	16.08.2011
14/00826/FUL	New crossover for entry to existing double gates and new driveway.	Approved	17.10.2014
17/01055/NMA	Change of material to driveway	Approved	21.07.2017
18/01889/FUL	To remove planning Condition 2 (The development hereby permitted shall be occupied only as an annexe to the existing dwelling and shall not be used as an unrelated unit of residential accommodation) of application 11/00715/FUL.	Current	
99/01742/FUL	Retention of 1.83m high boundary fence	Refused	25.02.2000
11/60257/HOUEN Q	Conversion of coach house into en-suite bedroom including replacing front double doors with new window & door and adding velux on back		14.06.2011
11/00715/FUL	Conversion of ground floor of coach house into en suite bedroom including replacing front double doors with new window and door and adding velux to rear extension.	Approved	16.08.2011
12/60174/HOUEN Q	Domestic use polytunnel - 12' x 20'		19.04.2012
14/00826/FUL	New crossover for entry to existing double gates and new driveway.	Approved	17.10.2014
16/00226/NMA	Change of material to driveway.	Approved	14.03.2016
17/01055/NMA	Change of material to driveway	Approved	21.07.2017
18/01889/FUL	To remove planning Condition 2 (The development hereby permitted shall be occupied only as	Current	