



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

AGENT:	Ms Marilyn Potter Blueline Architectural Consultants Ltd Suite 20 The Tramworks Hatherley Mews Walthamstow E17 4QP	APPLICANT:	Dovercourt Refurbishment Ltd 28 - 29 Marine Parade Dovercourt Harwich Essex CO12 3RG
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 18/01741/FUL **DATE REGISTERED:** 17th October 2018

Proposed Development and Location of the Land:

**Variation of Condition 2 of 17/02210/FUL to replace drawings 2691:206A, 2691:207, 2691:209A, 2691:107A AND 2691:106A with drawing number 197:50, for the addition of dormers.
28 - 29 Marine Parade Dovercourt Harwich Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following conditions;

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 17/02210/FUL (21 May 2021).

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: -

Planning reference 18/01741/FUL:

Drawing number - 197-50 - Proposed Plans & Elevations

Planning Reference 17/02210/FUL:

Drawing number - 2691_050 - Location Plan;

Drawing number - 2691_100 - Existing Ground Floor Plan and proposed demolition;

Drawing number - 2691_101 - Existing First Floor Plan and proposed demolition;

Drawing number - 2691_102 - Existing Second Floor Plan and proposed demolition;

Drawing number - 2691_103 - Existing Attic Plan and proposed demolition;

Drawing number - 2691_104A - Ground Floor Plan as Proposed;

Drawing number - 2691_105A - First Floor Plan as Proposed;

Drawing number - 2691_108A - Roof Plan as Proposed;

Drawing number - 2691_109 - Plans and Elevations of Proposed Cycle and Recycling Stores;

Drawing number - 2691_204A - Front Elevation to Marine Parade as Proposed;

Drawing number - 2691_205A - Front Elevation to Marine Parade as Proposed with Boundary Treatment;

Drawing number - 2691_208 - Elevation to Rear as Proposed with Stores Shown;

Drawing Number - Comparison of Proposed Elevations and Approved Hotel Extension comprising -

Fig i Proposed elevation to Marine Parade showing outline of consented hotel extension scheme (red line)

Fig ii Proposed elevation to Lee Road showing outline of consented hotel extension scheme (red line)

Fig iii Proposed elevation to rear showing outline of consented hotel extension scheme (red line)

Fig iv Proposed elevation to neighbouring property showing outline of consented hotel extension scheme (red line)

Fig iv Proposed ground floor showing outline of consented hotel extension scheme (footprint for floors G, 1 and 2)

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

- 4 There shall be no discharge of surface water onto the highway.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 5 The 4 vehicular parking spaces, as shown on the submitted drawings within planning reference 17/02210/FUL, shall be provided prior to the occupation of the dwelling/flats hereby approved.

Reason - To ensure adequate space for parking off the highway is provided in the interest of highway safety.

- 6 The cycle parking facilities as shown on the approved plan are to be provided prior to the first occupation of the development and retained at all times.

Reason - To ensure appropriate bicycle parking is provided.

- 7 Before development starts, precise specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - In the interests of the appearance of the area.

- 8 Before development starts, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) a scheme of landscaping, which shall include the treatment for the site boundaries and hard-surfaces;
- b) the details of any trees and hedgerows to be retained, together with measures for their protection during development;
- c) a schedule of proposed plant species, size and density and planting locations; and
- d) an implementation programme.

All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - In the interest of the appearance of the area.

DATED: 16th January 2019

SIGNED:



Catherine Bicknell
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

- QL11 Environmental Impacts and Compatibility of Uses
 - ER3 Protection of Employment Land
 - HG1 Housing Provision
 - HG3 Residential Development Within Defined Settlements
 - HG6 Dwelling Size and Type
 - HG7 Residential Densities
 - HG9 Private Amenity Space
 - HG10 Conversion to Flats and Bedsits
 - HG14 Side Isolation
 - ER24 Protection of Hotels and Guest Houses
 - TR1A Development Affecting Highways
 - TR7 Vehicle Parking at New Development
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
- SP1 Presumption in Favour of Sustainable Development
 - SP2 Spatial Strategy for North Essex
 - SP6 Place Shaping Principles
 - SPL1 Managing Growth
 - SPL2 Settlement Development Boundaries
 - SPL3 Sustainable Design
 - LP1 Housing Supply
 - LP2 Housing Choice
 - LP3 Housing Density and Standards
 - LP4 Housing Layout
 - PP9 Hotels and Guesthouses
 - CP1 Sustainable Transport and Accessibility

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.