

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	07/05/2019
Planning Development Manager authorisation:	SCE	14.05.19
Admin checks / despatch completed	AP	15/5/19

ML

Application: 18/01894/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs P R Lee

Address: 383 Old Road Clacton On Sea Essex

Development: Rear extension to existing Listed 2 storey dwelling, conversion and extension of existing single storey outbuildings to form separate dwelling and creation of one new 2-storey detached dwelling to rear of site with associated removal of trees and new driveway access.

1. Town / Parish Council

Clacton – No Town
Council

2. Consultation Responses

Natural England No comments received

Essex County Council I am comfortable with this now. I would recommend adding conditions
Place Services for samples/details of materials/surface treatments/windows etc

ECC Highways Dept A site visit has been undertaken and the information that was
submitted in association with the application has been fully
considered by the Highway Authority.

The application makes use of an existing vehicle access and creates a new vehicle access for the other two dwellings, retaining adequate room and provision for off street parking and turning, for the proposed dwellings therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:

1. Prior to first occupation of the development, the proposed vehicular access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres to the north and 2.4 metres by 70 metres to the south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be retained free of any obstruction at all times.

2. Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres (3 metres minimum - 6 metres maximum) and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway.

3. No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6 metres of the highway boundary
4. There shall be no discharge of surface water from the development onto the Highway of Valley Road.
5. Each vehicular parking space shall have minimum dimensions of 2.5 metres x 5 metres.
6. The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.
7. Prior to occupation of the proposed dwelling, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
8. No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and under body washing facilities
9. 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.

Tree & Landscape Officer

The application site forms the curtilage of the host dwelling and is in an overgrown and neglected condition. It contains several trees that are afforded formal legal protection by way of their position within the Great Clacton Conservation Area.

In order to show the extent of the constraint that the trees are on the development potential of the land the applicant has provided a tree survey and report. This information is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations. The report provides an accurate description of the overall health and condition of the trees on the land.

In terms of the impact of the development on trees on the land it is clear that this would necessitate the removal of several established specimens that will have a negative impact on the character and appearance of the conservation area.

To the front right hand side corner of the existing dwelling there are two established Hollies that are shown as removed ' these trees are situated close to the listed building and are likely to compromise its structural integrity. The amenity value of these could be relatively easily replicated by replacement planting. There is also a large Yew adjacent to the right hand side flank wall of the building. This tree is leaning acutely and is probably not viable in the long term. If new soft

landscaping including the planting of at least three new trees were to be carried out to the front of the existing listed building then the harm caused by the removal of the two Holly and the Yew could be adequately mitigated.

Elsewhere on the site the tree report identifies the removal of two individual Sycamore trees, another multi-stemmed group of Sycamores, a Portuguese Laurel and an Elm. These trees are either in poor condition or have only low amenity value. Their removal will not have an adverse impact on the character or appearance of the conservation area. The site layout plan shows the positions of new trees to be planted as part of the development and, simply in terms of numbers, this would increase the local tree population

The tree with the greatest amenity value and in the best condition is the Oak at the northern end of the application site. The site layout plan shows a minor incursion into the Root Protection Area (RPA) however this will be unlikely to have an adverse impact on its long term health or viability if 'no-dig' techniques are used for the construction of the driveway. Details of the method of the construction of the driveway should be secured by a planning condition.

Should planning permission be granted then details of physical tree protection and the method of construction of the driveway should be secured by a planning condition.

Details of the soft landscaping shown on the indicative site layout plan, including tree planting, should also be secured to enhance the appearance of the development

UU Open Spaces

Response from Public Realm
Open Space & Play

Current Position

There is currently a deficit of 41.08 hectares of play/open space in the Clacton/Holland area

Recommendation

Although there is a deficit of play/open space in Clacton/Holland it is unlikely that this development will impact current facilities.

3. Planning History

91/00395/LBC	Replacement of fire damaged roof, window frames and doors.	Approved	29.05.1991
18/01894/FUL	Rear extension to existing Listed 2 storey dwelling, conversion and extension of existing single storey outbuildings to form separate dwelling and creation of one new 2-storey detached dwelling to rear of site with associated removal of trees and new driveway access.	Current	
18/01895/LBC	Rear extension to existing Listed 2	Current	

storey dwelling, conversion and extension of existing single storey outbuildings to form separate dwelling and creation of one new 2-storey detached dwelling to rear of site with associated removal of trees and new driveway access.

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

QL12 Planning Obligations

HG3 Residential Development Within Defined Settlements

HG7 Residential Densities

HG9 Private Amenity Space

HG13 Backland Residential Development

EN1 Landscape Character

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout
LP8 Backland Residential Development
PPL4 Biodiversity and Geodiversity
PPL8 Conservation Areas
PPL9 Listed Buildings
CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when

calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is located on the western side of Old Road within the Great Clacton Conservation Area. The site comprises of a Grade II listed dwelling house and associated outbuildings. The outbuildings have been converted for residential use as an annexe to the house itself.

The house faces east with an extensive frontage onto Old Road, it is set back with a good-sized front garden separating it from the road. Internally the house consists of two rooms either side of a central hallway and this is the case at first floor level too. There is a modern flat roof single storey extension to the rear.

The outbuildings are in the form of a single storey wing projecting forward up to the back of the pavement on the southern side of the property. There is a brick boundary wall to the road frontage with a pedestrian gateway giving access to the front door of the house. Vehicular access is via a gate way situated to the south of the outbuildings and taking up most of the space between them and the south boundary.

There is a large garden forming an irregular triangle to the rear of the house. On the south this is bounded by a development of single storey homes that are set back significantly from the highway and are set on higher ground. On the north side there is a commercial gym.

Proposal

This full application relates to the construction of a rear extension to the existing Grade II listed 2 storey dwelling, conversion and extension of existing single storey outbuildings to form separate dwelling and the creation of one new single storey detached dwelling to rear of site with associated removal of trees and new driveway access.

The proposed works are to include the following:

The original house:

- Removal of single storey flat roof rear extension.
- Insertion of doorways and partitions at first floor levels to give circulation between bedrooms and bathrooms (covered within the associated Listed Building Consent).
- Construct new single storey rear extension.

The former outbuildings:

- Erect new link between existing outbuilding and main structure.
- Extension to rear
- Remodelling of internal layout to create a self-contained residential unit. (covered within the associated Listed Building Consent).

New dwelling house:

- Erect new self-contained single storey 2 bedroom property in existing rear garden area.
- Create new highway access driveway and parking areas along with sub-divided private amenity spaces.

Appraisal

Principle

The application site is located within the built-up limits of Clacton, which is designated as a principal settlement and the main focus for development in the District. The principle of residential development in this location is therefore acceptable. The main matters for consideration therefore concern; the heritage impacts of the proposals, the impact upon residential amenity, highway safety considerations and tree/habitat regulation matters.

Design/Heritage Impacts

The proposals have been the subject of extensive discussions between the applicant and ECC-Place Services Heritage Advisor. As a result of a site meeting revised plans have been received which reflect the discussions which have taken place.

In respect of the existing property the proposed rear extension was originally 1 and half storey in height and as deep as the existing property in plan form. Concerns over the size and non-subservient appearance of the extension were raised along with the unacceptable intrusion into the existing roof slope of the property. As a result amended plans have been received which show a modern flat roof addition that has been significantly reduced in footprint. The roof of the extension would sit under the eaves of the existing property and utilise the opening that serves the current 1930's addition, thereby avoiding any impact upon the historic fabric of the listed building. The removal of the existing unsympathetic extension and its replacement with a more modest addition using a palette of contemporary natural materials, including a zinc roof and vertically arranged larch weatherboarding, assists in providing a contrast to the more traditional appearance of the host property whilst being sympathetic in terms of its proportions.

The conversion of the existing outbuildings involves the construction of a glazed link with a shallow pitched roof consisting of zinc and the reconfiguration of the internal areas to create a two-bedroom property. The submitted heritage statement confirms that the outbuildings are 19th century forming an L to the south side of and in front of the house, defining the front garden. It is also evident that there has been a fire in the outbuildings resulting in a fair amount of loss to the historic fabric, that has since been repaired using modern sawn timber and plasterboard along with the insertion of modern windows. Consequently, the proposed alterations to form the separate property would not result in any adverse harm to historic fabric. The inclusion of a glazed addition to the rear with vertical larch boarding, as proposed on the existing house, again represents a suitable contrast to the traditional appearance of the outbuilding. The original plans showed the link consisting of a large pitched roof. Following the on-site meeting the height of the zinc roof has been reduced significantly which gives the link a more subtle appearance and allows the outbuildings to be viewed as two separate elements. Details of the windows and doors to be used in the conversion will be secured by condition.

The dwelling to the rear was originally submitted as a large two-storey property. Following discussions with the Council's Heritage Advisor the dwelling has been reduced substantially in footprint, bulk and scale. As a result the property is now single storey and a modest 62m² in footprint. This follows the heritage advice given to secure a building that would forge a connection with the existing subservient outbuildings and give an overall appearance of another 'outbuilding' rather than another stand-alone dwelling. The use of larch boarding and extensive areas of glazing gives the building a contemporary appearance and follows the approach taken on the existing buildings. The existing properties to the south are set back significantly from Old Road so a property in this location follows the pattern of built form in the vicinity.

The National Planning Policy Framework at paragraph 192 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Overall the proposals have evolved during the course of the application following discussions and on-site meetings with the Council's Heritage Advisor. It is evident that the existing listed building is in a dilapidated state and this development would assist in bringing the building and ancillary outbuildings back in viable use whilst respecting local character and distinctiveness.

The Great Clacton Conservation Area Appraisal mentions No. 383, as a listed timber-framed cottage of the late 17th century behind an early 19th century façade under a slate roof. It also states that the front brick wall is a good feature within the conservation area. The majority of the changes are to the rear and therefore do not affect public views within the conservation area. The conversion of the outbuilding and the insertion of a new vehicular access would result in a small loss of the red brick wall but it must be noted that a large section of the wall is crumbling and in a poor state of repair. The new property to the rear would be seen in glimpses from the south along Old Road and therefore not harm views into and out of the conservation area. In conclusion the changes proposed, which will bring back into use an important building within the conservation area, along with the inclusion of sympathetic landscaping to the front of the property would result in an overall visual enhancement at the entrance of the Great Clacton Conservation Area.

Layout

The properties would be served by a minimum of 75 sqm/100sqm private amenity space as required for 2 bed and 3 bed properties in the saved local plan. The use of sympathetic boundary treatment will assist in ensuring these areas remain private whilst respecting the character of the listed building and conservation area.

Residential Amenities

The new dwelling to the rear would be located approximately 4.8m off the shared boundary with no. 381 Old Road to the south and would be situated on lower ground. Original concerns over the two-storey height of the dwelling and its proximity to the bungalow to the south have now been overcome by its reduction to single storey and its relocation further into the site. It must also be noted that being located to the north means that any loss of light or overshadowing to the side/front elevation of no. 381 would be negligible. Being single storey in scale, set forward of no.381 and on lower ground also removes any concerns in respect of loss of privacy to existing residents.

The extensions/conversion of the existing outbuilding would not harm local resident's amenity due to the modest scale of the extensions and the degree of separation to the nearest residential units. The conversion of the outbuilding to a separate residential use would not result in a significant increase in pedestrian/traffic movements thereby not resulting in demonstrable harm to the neighbours.

Highway Considerations

The application seeks to create a new highway access and driveway on its northern side along with new parking areas to serve the existing dwelling and proposed property to the rear. The existing access will be retained along with 2 no. parking spaces to serve the newly created 2 bedroom property within the existing outbuildings.

ECC-Highways have reviewed the submitted layout plan and have no objections subject to the following;

- 2.4m x 43m northerly and 2.4m x 70m southerly visibility splays to new access (these can be achieved without removing any of the front boundary wall due to the generous width of the footpath).
- width of access between 3-6m and provided with dropped kerb.
- no unbound materials in first 6m of the access.
- no discharge of surface water from development onto the highway.
- parking spaces/cycle storage in accordance with the current parking standards.
- implementation of Residential Travel Information Packs.

- submission of a Construction Method Statement.

The majority of these requirements are reflected on the submitted plans. Conditions will be applied to secure residential information packs for future residents and the submission of a construction method statement. In terms of parking provision each property would be served by 2 no. parking spaces to accord with the current parking standards.

Trees/Landscaping

The Council's Trees and Landscaping Officer provides the following comments;

In terms of the impact of the development on trees on the land it is clear that this would necessitate the removal of several established specimens that will have a negative impact on the character and appearance of the conservation area.

To the front right hand side corner of the existing dwelling there are two established Hollies that are shown as removed, these trees are situated close to the listed building and are likely to compromise its structural integrity. The amenity value of these could be relatively easily replicated by replacement planting. There is also a large Yew adjacent to the right hand side flank wall of the building. This tree is leaning acutely and is probably not viable in the long term. If new soft landscaping including the planting of at least three new trees were to be carried out to the front of the existing listed building then the harm caused by the removal of the two Holly and the Yew could be adequately mitigated.

Elsewhere on the site the tree report identifies the removal of two individual Sycamore trees, another multi-stemmed group of Sycamores, a Portuguese Laurel and an Elm. These trees are either in poor condition or have only low amenity value. Their removal will not have an adverse impact on the character or appearance of the conservation area. The site layout plan shows the positions of new trees to be planted as part of the development and, simply in terms of numbers, this would increase the local tree population

The tree with the greatest amenity value and in the best condition is the Oak at the northern end of the application site. The site layout plan shows a minor incursion into the Root Protection Area (RPA) however this will be unlikely to have an adverse impact on its long term health or viability if 'no-dig' techniques are used for the construction of the driveway. Details of the method of the construction of the driveway should be secured by a planning condition.

Should planning permission be granted then details of physical tree protection and the method of construction of the driveway should be secured by a planning condition.

In view of these comments conditions will be applied securing the submission of a detailed landscaping scheme showing the replacement tree planting as recommended above and details of the driveway construction and tree protection methods to retain the most important trees onsite.

RAMS

Following Natural England's recent advice and the introduction of Zones of Influences around all European Designated Sites (i.e. Ramsar, Special Protection Areas and Special Area of Conservation). Within Zones of Influences (which the site falls within) Natural England are requesting financial contributions to mitigate against any recreational impact from new dwellings.

Legal advice has been sought in relation to the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which supports the view that Tendring District Council can seek financial contributions in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). A Habitat Regulations Assessment has therefore been undertaken to confirm that the mitigation will be the RAMS level contribution as recommended by Natural England. It is therefore considered that this contribution is sufficient to mitigate against any adverse impact the proposal may have on European Designated Sites. The contribution is secured by unilateral undertaking. There is therefore certainty that the development would not adversely affect the integrity of European Designated Sites in accordance with policies EN6 and EN11a of

the Saved Tendring District Local Plan 2007, Policy PPL4 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Public Open Space Contributions

The Council's Public Open Spaces Team have provided the following comments;

There is currently a deficit of 41.08 hectares of play/open space in the Clacton/Holland area. Although there is a deficit of play/open space in Clacton/Holland it is unlikely that this development will impact current facilities.

As such a contribution is not being requested.

Other Considerations

One letter of objection to the original plans was received stating that it is a good idea to re-develop the land but with the following concerns;

- The design, material and overall appearance: not in keeping with the appearance of the current residential properties in the road and also with the recent residential development opposite the cottage. In my opinion this is a eye-sore, unpleasant and will stand out for all the wrong reasons, totally unacceptable. (The design approach represents a suitable contrast to the character of the existing listed building by utilising contemporary materials and proportions. Furthermore, the siting of the new property to the rear would not be prominent in street scene views due to its inconspicuous siting and single-storey scale).
- The location could interfere with the natural light currently on my bungalow. The new proposal being 2 storey will potentially overshadow my bungalow property. (Since this comment was received the unit has been reduced in height and relocated further from the side boundary. It is also noted that the proposed unit is set on lower ground and to the north. Consequently, any loss of light would be minimal).
- The position of the proposed new 2-storey detached dwelling is also likely to diminish the value of my home, based on its unusual, ugly and out of place appearance. I would suggest that this will dominate and over power my home and the residential area in which I live. This is closest to my boundary and from the plans it is my property which will be affected negatively. (Loss of value is not a material planning consideration. Notwithstanding this point the contemporary design approach proposed along with the single storey nature of the property is considered to represent an appropriate and sympathetic response to the character of the area and the setting of the listed property).

6. Recommendation

Approval

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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, drawing numbers A-1819-PL 01 C, A-1819-PL-03 B, A-1819-PL-04 B, A-1819-PL-5 B, A-1819-PL-06 B and A-1819-PL-07 B.

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

- 3 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason - To enhance the visual impact of the proposed works.

- 4 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason -To enhance the visual impact of the proposed works.

- 5 No above ground development shall be commenced until samples of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - The development is publicly visible and therefore sympathetic materials are a visually essential requirement.

- 6 Prior to first occupation of the development, the proposed vehicular access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres to the north and 2.4 metres by 70 metres to the south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between vehicles using the vehicular access and those in the existing public highway in the interest of highway safety.

- 7 Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

- 8 No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6 metres of the highway boundary.

Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.

- 9 Prior to the first occupation of the new dwellings the vehicle parking areas as indicated on the approved plans, shall have been hard surfaced, sealed and made available for use. The vehicle parking areas shall be retained in this form at all times.

Reason - To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.

- 10 No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by,

the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. wheel and under body washing facilities
- e. hours of construction work

Reason - To ensure that on-street parking of these vehicles in the adjoining streets does not occur, in the interests of highway safety.

- 11 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator for each dwelling.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.

- 12 The proposed parking areas/driveways shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the site.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.

- 13 Prior to the commencement of any above ground works precise details of the provision, siting, design and materials of screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to any of the hereby approved dwellings being occupied and thereafter be retained in the approved form.

Reason - In the interests of visual and residential amenity and to ensure the boundary treatments are sympathetic to the setting of the listed property.

- 14 Prior to the commencement of work details of the measures for the protection of the retained trees on the site, which comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction", shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the 'no dig' construction of the proposed driveway/parking areas within the RPA of the retained trees. The development shall be carried out in accordance with these approved details.

Reason - To ensure the existing protected/mature trees within the site are safeguarded during construction and retained in the interests of visual amenity.

- 15 Before any above ground works are commenced drawings to a scale of not less than 1: 20 fully detailing the new windows and doors and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - The application relates to a curtilage listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highways Informatives

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.

Removal and re-siting of the existing street lamp column is likely to be required for the existing vehicle access in association with the additional parking space as it would obstruct the changes proposed to the vehicular access and the full costs would be met by the applicant.

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

Legal Agreement Informative - Recreational Impact Mitigation

This application is the subject of a legal agreement and this decision should only be read in conjunction with this agreement. The agreement addresses the following issues: mitigation against any recreational impact from residential developments in accordance with Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO