



## TENDRING DISTRICT COUNCIL

Planning Services

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

**AGENT:** Mr Igor Barteczko - B3-  
Architects  
Audley House  
Berechurch Hall Road  
Colchester  
United Kingdom  
CO2 9NW

**APPLICANT:** Mr T Palmby - Tocia Properties  
Chappel Road  
Great Tey  
Colchester  
CO6 1JW

### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 18/02057/DETAIL

**DATE REGISTERED:** 14th December 2018

Proposed Development and Location of Land:

**Amended Reserved Matters application for Landscaping, Appearance, Layout and Access following approval of 17/01150/DETAIL: Plot 2 single garage replaced with double garage, extend vehicular access to new double garage, reposition adjacent visitor parking, amend soft and hard landscaping and timber fencing works to accommodate amendments and alteration to soft and hard landscaping along the boundary adjacent to the land.  
21 Mayes Lane Ramsey Harwich**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **GRANT**  
**APPROVAL OF RESERVED MATTERS** pursuant to Outline Planning Permission No. 17/01150/DETAIL in accordance with the application form, supporting documents and plans submitted subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers:

6026/SK44 Proposed Block Plan  
Drawing No: 6026 / SK19 Rev C Proposed Site Plan and Street Scenes  
Drawing No: 6026 / SK21 Rev C Proposed Single Garage - Plots 1 and 3  
Drawing No: 6026 / SK18 Rev D Proposed Site Plan Boundary Treatment  
DRAWING No. 17.3127.01 REVISION B LANDSCAPE PROPOSALS  
6026\_sk43 Rev C Proposed Plot 2 Double Garage Plans and Elevations

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

- 2 The development hereby permitted shall be carried out in strict accordance with the Construction Method Statement approved on 17th November 2017 under planning reference 17/01913/DISCON.

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

**DATED:** 12th June 2019

**SIGNED:**

*Cath Baker*



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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 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

HG1 Housing Provision

HG7 Residential Densities

HG9 Private Amenity Space

EN13 Sustainable Drainage Systems

EN1 Landscape Character

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN6 Biodiversity

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

LP3 Housing Density and Standards

LP4 Housing Layout

LP8 Backland Residential Development



## Local Planning Guidance

## Essex County Council Car Parking Standards - Design and Good Practice

## 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.

## Conditions Precedent

The applicant is reminded that the detailed planning consent is subject to conditions attached to the outline permission for this development reference 18/01657/OUT. Please refer to the outline planning permission to ensure full compliance with all conditions.

Also the approved plans attached to approval 17/01150/DETAIL for the scale and appearance of the dwellings and the garages to the other plots remain relevant to the development as listed below;

SK10 REV D AMENDED HOUSE TYPE A  
 SK12 REV D AMENDED HOUSE TYPE C  
 SK13 REV D AMENDED HOUSE TYPE D  
 SK14 REV D AMENDED HOUSE TYPE A  
 SK16 REV D AMENDED HOUSE TYPE C  
 SK17 REV D AMENDED HOUSE TYPE D  
 SK22 REV A AMENDED DOUBLE GARAGES - Plots 4 & 5  
 SK21 REV A AMENDED SINGLE GARAGES - Plots 1 & 3 (plot 2 superseded)  
 SK20 REV C AMENDED PROPOSED EXTERNAL LIGHT STRATEGY & BAT BOX LOCATIONS

## Plans Superseded or Part Superseded by this permission:

SK03 REV B EXISTING AND PROPOSED BLOCK PLAN  
 SK19 REV B PROPOSED SITE PLAN & STREET SCENES  
 SK21 REV A PLOT 2 SUPERSEDED BY 6026\_SK43 REV C  
 SK18 REV B PROPOSED SITE PLAN BOUNDARY TREATMENT  
 17.3127.01 A LANDSCAPING PROPOSALS

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 at <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.