



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT: Mrs Zoe Manning
143 Connaught Avenue
Frinton On Sea
Essex CO13 9AB

APPLICANT: Mrs Yvonne Allen
91 Kirby Road
Walton On The Naze
Essex
CO14 8RA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00888/FUL

DATE REGISTERED: 14th June 2019

Proposed Development and Location of the Land:

**Single storey extension and shed.
91 Kirby Road Walton On The Naze Essex CO14 8RA**

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 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 plan: Drawing No AKR-01 Revision A.

Reason - For the avoidance of doubt and in the interests of proper planning.
- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted in the eastern elevation of the development hereby permitted.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.
- 4 The single storey extension shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 91 Kirby Road.

Reason - The site is unsuitable for an independent residential unit because of the inter-relationship between the host dwelling and the approved new floor space and in the interests of the amenities of the occupants of neighbouring property.

DATED: 9th August 2019

SIGNED:

Cath Baker

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

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG9 Private Amenity Space

TR7 Vehicle Parking at New Development

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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

You may be required to give notice to your neighbours of your intentions under the Party Wall etc. Act 1996. Further information can be found on the government website. <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#introduction>

The annexe hereby approved may only be occupied as ancillary accommodation to the main dwelling, known as 91 Kirby Road, Walton on the Naze, CO14 8RA.

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.