



TENDRING DISTRICT COUNCIL

Planning Services

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

AGENT:	Mr Mike Otter - GPO Designs Ltd. 8 Willow Grove South Woodham Ferrers Chelmsford CM3 8RA	APPLICANT:	Mr Brian Thomas Cherries The Street Ramsey Harwich Essex CO12 5HW
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00837/FUL

DATE REGISTERED: 4th June 2019

Proposed Development and Location of the Land:

Proposed rear and side extensions and alterations to the roof to create new first floor.

Cherries The Street Ramsey Harwich

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 plans: Block Plan Issue 1.0, Drawing: CHCO125HW-DR1.1A, Drawing: CHCO125HW-DR1.1B, Drawing: CHCO125HW-DR1.1Da and Drawing: CHCO125HW-DR1.1E.

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

- 3 No above ground works shall be commenced until precise details 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure quality materials are used in the setting of the adjacent listed building.

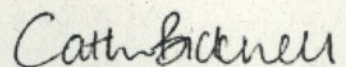
- 4 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions or alterations to the roof on the west elevation of the dwelling, except in

accordance with drawings showing the design and siting of such additions which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the residential amenity of the neighbouring property to the west.

DATED: 9th August 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 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
- HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries
- HG14 Side Isolation
- EN17 Conservation Areas
- EN23 Development Within the Proximity of a Listed Building
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
- SPL3 Sustainable Design
- PPL8 Conservation Areas
- PPL9 Listed Buildings
- Local Planning Guidance
- Essex Design Guide
- Essex County Council Car Parking Standards - Design and Good Practice