



# TENDRING DISTRICT COUNCIL

## Planning Services

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

<b>AGENT:</b>	Mr Ian Spencer - Design and Development Consultancy Herringbone Harold Way Frinton On Sea Essex CO13 9BA	<b>APPLICANT:</b>	Mr & Mrs Matthew Heard 4 St Michaels Road Dovercourt Harwich Essex CO12 3RZ
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### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00444/FUL

**DATE REGISTERED:** 15th March 2019

Proposed Development and Location of the Land:

**Proposed residential dwelling.  
Land rear of 9 Fronks Road Dovercourt 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 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. 8 Revision A, Drawing No. 5 Revision F, Drawing No. 6 Revision D, Drawing No.3 Revision F, Drawing No.7 Revision D, Drawing No.4 Revision C, Drawing No. 12

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

- 3 Prior to the occupation of the proposed dwelling, the proposed private drive shall be constructed to a minimum width of 5.4 metres (four low kerbs at a width of 3.6 metres) for at least the first 6 metres from the back of Footway and provided with an appropriate dropped kerb crossing of the footway.

Reason - To ensure that all vehicles using the private drive access do so in a controlled manner and to ensure that opposing vehicles may pass clear of the limits of the highway, in the interests of highway safety

- 4 Prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.



Reason - To ensure adequate inter-visibility between drivers of vehicles using the proposed access and pedestrians in the adjoining highway, in the interests of highway safety

- 5 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.

- 6 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.

- 7 The proposed dwelling shall not be occupied until such time as the vehicle parking area indicated on the proposed construction site plan, drawing no.12 has been hard surfaced and sealed. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

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

- 8 No above ground works shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include all boundary treatments and 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 ensure that the development is appropriate within its conservation area and special character area setting.

- 9 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 ensure the effective implementation of the approved landscaping in the interest of visual amenity.

- 10 Prior to first use of the hereby approved balcony, the glazed screen as shown on drawing number 6 Revision D, must be provided and maintained in perpetuity.

Reason - In order to protect neighbouring amenities.