



## TENDRING DISTRICT COUNCIL

### Planning Services

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

**AGENT:** Mr Lee Scales - Invent  
Architecture & Design  
East Bridge House  
East Street  
Colchester  
CO1 2TX

**APPLICANT:** Mr & Mrs Austin  
155 Harwich Road  
Little Clacton  
Essex  
CO16 9NL

#### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00947/FUL

**DATE REGISTERED:** 25th June 2019

Proposed Development and Location of the Land:

**Variation of condition 2 of approved application 17/01863/FUL to change size and location of garage for plot 2.  
155 Harwich Road Little Clacton Essex CO16 9NL**

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 carried out in accordance with the following approved plans:  
  
17/01863/FUL - drawing numbers PA.001 Revision A, PA.002 Revision A, PA.003 Revision A, PA.004 Revision B, PA.005 Revision B, PA.006 Revision A and PA.008 Revision A.  
  
19/00947/FUL - drawing numbers PA.007 Revision C and PA.009 Revision B.  
  
Reason - For the avoidance of doubt and in the interests of proper planning.
- 2 Prior to the first occupation of the proposed dwelling, the primary vehicular access shall be constructed to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.  
  
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.
- 3 No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the highway boundary.  
  
Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.
- 4 Prior to the occupation of the development a scheme of hard and soft landscaping works

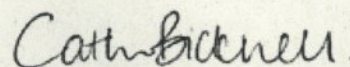


for the site shall be submitted to and approved in writing by the Local Planning Authority, and shall accurately identify the spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS5837:2012 - Trees in Relation to Construction".

Reason - In the interests of visual amenity and the character and appearance of the area.

**DATED:** 13th August 2019

**SIGNED:**




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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

EN1 Landscape Character

EN6A Protected Species

EN11A Protection of International Sites European Sites and RAMSAR Sites

HG1 Housing Provision

HG9 Private Amenity Space

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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

LP1 Housing Supply

LP4 Housing Layout