

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

1st April 2025

Item No. A.1

24/01911/FUL - Land adjacent Victoria Street, Dovercourt, Essex CO12 3AR

Planning Application - Demolition of existing derelict 20 Victoria Street, and comprehensive redevelopment of the site including construction of 4 storey residential building consisting of 8 units (Use Class C3), car parking, landscaping, and associated works.

- Paragraph 8.19 states that the suggested alterations would result in the loss of two units, but for full clarity it would mean that two of the units would fail to meet the nationally described space standards.
- Paragraph 8.28 incorrectly states that all units are either one or two bedrooms; two of the units are to be served by three bedrooms. However, the Officers assessment within this paragraph remains unchanged.
- The wording of Condition 12 is proposed to be to include reference to details of the railings, and to read as follows:

CONDITION: No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of external facing, roofing and railing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

REASON: To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.