

Design & Access Statement

Loud Architects

June 2021

Address:

80 NORMAN WAY, POINT CLEAR BAY, ST OSYTH, ESSEX

Background:

80 Norman Way previously had a building on the site. The site has been vacant since around 2005. The site was previously inhabited and the foundations remain on the site. The proposal seeks to re introduce a small 1 bedroom sustainability designed dwelling to the site for a couple who reside 3/4 of the year nearby in the caravan park but who wish to build a home for them to retire in. A pre application was sought in December 2020 20/30188 and careful consideration has been taken to review the policy, design and to submit the planning application in June 2021.

Images:

Facing the back of the site



Facing the front of the site



Materials:

High Quality reclaimed brick for the walls.

Windows and doors to be high quality slimline aluminium frames.

Roof materials in slate to match surrounding areas.

Planning History:

07/00396/FUL Proposed extension. Approved - 12.06.2007

07/01944/FUL Rebuild holiday chalet. Refused - 03/09.2008

20/30188/PREAPP Pre application advice - December 2020

Approved sites near by:

APP/P1560/C/17/3184147 138 Colne Way, Point Clear Bay

Other sites in Norman Way:

Colne Way Entrance



Pre Application information:

At the time of this report, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework as a whole.

It is considered that the proposal would contribute economically to the area, for example by providing employment during the construction of the development

Emerging Policy SPL1 of the Publication Draft of the Local Plan 2017 includes a 'settlement hierarchy'. Policy QL1 of the adopted Tendring District Local Plan 2007 which states that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan. This site already had an existing building on previously and is not a brownfield or greenbelt site.

The site is in the Districts lowest scoring settlements however more developments are happening along the sea front showing the area is more desirable and up and coming.

Coastal Protection Belt – EN3 - The occupants currently reside for the majority of the year in the adjacent caravan park. As they have now reached retirement they require a permanent home in the area which will allow them to stay in one residency year round.

Plotland Development – HG20 - The houses either side of the site are permanent homes. These plot land sites have remained in a townscape formation and are not irregular. The defined settlement of Norman Way is close to shops and facilities and infrastructure with a wide vehicular accessible through road.

Environmental - The site uses solar panels and materials will be sourced locally. The layout is directly influenced by the site and it's proximity to the sea. Please refer to Flood risk assessment for more information

Policy:

Adopted Tendring District Local Plan 2007

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

Parking Standards Design and Good Practice Guide (2009)

Essex Design Guide (2005)

Paragraph 127 of the NPPF requires that development should respond to local character and history.

The character and scale of the neighbouring sites has been reviewed and the design compliments the traditional holiday letting chalets. The pre application undertaken received the feedback to not have any front facing dormers (which were omitted) and the rear

facade we also chose to omit this dormer even though small dormers would be permitted to prevent onlooking. the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. The site is within the plot boundary and adheres to the countryside policies and town planing advisory documents.

Policy HG14 of the adopted Tendring District Local Plan (2007) states that proposals for new dwellings will be required to retain appropriate open space between the dwelling

A 1m space has been designed around the building and the boundary to allow for open space between dwellings and party fences.

Amenity:

According to Policy HG9 a One bedroom house – a minimum of 50 square metres which is **achieved**

Essex Design Guide (2005)

Parking

Essex County Council Parking Standards 2009 require that dwellings with 2 or more bedrooms be served by a minimum of 2 parking spaces. Parking spaces should measure 5.5 metres by 2.9 metres and garages, if being relied on to provide a parking space, should measure 7 metres by 3 metres internally.

Vehicle access

A consultation with the Essex County Council Highways should be undertaken. The access to the site remains unchanged and is through the front of the house. The road is Norman Way.

Residential amenities

The proposal has a back to back relationship with No 74 Norman Way of 15m

Flood Risk

Refer to the Flood Risk Assessment

Refer to the Sequential test

Trees and Landscaping

There are no trees or other significant vegetation on the application site.

Conclusion

There are no houses in the immediate local area for development that would be suitable for wheelchair access and the owners cannot afford to move out of the area. Although the

site is built in Flood Zone 3, the proposal has designed in flood defences and materials. The plan has been designed in line with Policy HG20, Policy EN3 and HG9. The accommodation is upstairs and the kitchen situated downstairs in waterproof materials.

The clients have lived in the area for over 40 years. One of the clients was diagnosed with a serious health condition and had to give up work with another being a long term carer. The clients moved into the immediate area to be closer to the family for support. The clients reside in a long-term resident area of a local caravan park however during winter they have to vacate their home. The couple desperately needs a permanent residence as there are no suitable houses for them to rent during winter in the area. This winter proved very challenging due to Covid-19 restrictions as the property they rented was poorly insulated and their quality of life and health greatly suffered throughout this period. The clients have informed me this would be their last permanent home as they wish to be warm and safe through their retirement.