

**Ground Floor GIA: 38 m2**  
**Front & Rear Garden Area: 115 m2**  
**Front Yard: 30 m2**

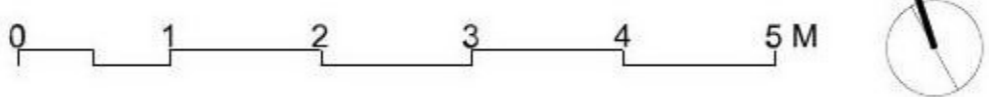
Information from Duty Planner:  
 In terms of building near/close to the boundary Policy H14 requires that proposals for new dwellings and extensions to dwellings over 4 metres in height, will be required to retain appropriate open space between the dwelling and the side boundaries of the plot to ensure that new development is appropriate in its setting, does not create a cramped appearance, to safeguard the amenities and aspect of adjoining residents and, in the case of undeveloped adjacent plots their satisfactory development at a later stage.  
 This separation distance is a minimum of 1m - **Complies**

In terms of neighbours the NPPF, at paragraph 127 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) - **Complies**

No waste shall be burned on site. No storage of waste shall exceed 1.5m in height.

**Construction Notes in conjunction with the Flood Risk Assessment:**

- Walls: Exposed brickwork should be coated with an approved waterproofing agent.
- Insulation: Low absorption boards or semi rigid self-draining mineral wool batts to be used,
- Plasterboard: To be avoided, but where no suitable alternative is available to be mounted horizontally to reduce the amount of board to be replaced after flooding.
- Kitchens: Water resistant PVCu kitchen units to be used at Ground floor level.
- Doors: Solid doors to be used throughout.
- Skirting: To be formed of timber and coated on all surfaces with water resistant materials.
- Electricity: All sockets and wiring to be located at a high level, at least 500 mm above floor level.



**PROPOSED GROUND PLAN**

1:100@A3 / 1:50 @ A2

Date	Rev	Purpose
12.08.20	A	Review
10.06.21	B	Planning

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