

Planning and Design and Access Statement

Town and Country Planning Act 1990

31 Frinton Road, Holland-on-Sea, Clacton-on-Sea

Prepared on behalf of the Applicant

STATEMENT WRITTEN BY:

Jonathan Brown LLB LLM MA MRTPI
Chartered Town Planner
Solicitor (non-practising)

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1. INTRODUCTION

- 1.1 This Statement has been prepared on behalf of the Applicant in support of an application for planning permission relating to the provision and altered internal layout of 2no. existing flats at 31 Frinton Road, Holland-on-Sea ("the site").
- 1.2 The proposal achieves a high quality scheme with very limited alterations required to the external appearance of the building as well as internally.
- 1.3 The future occupants will benefit from suitable provision of private amenity space, as well as benefitting from the site's sustainable location with public open space and local services and amenities within walking distance.

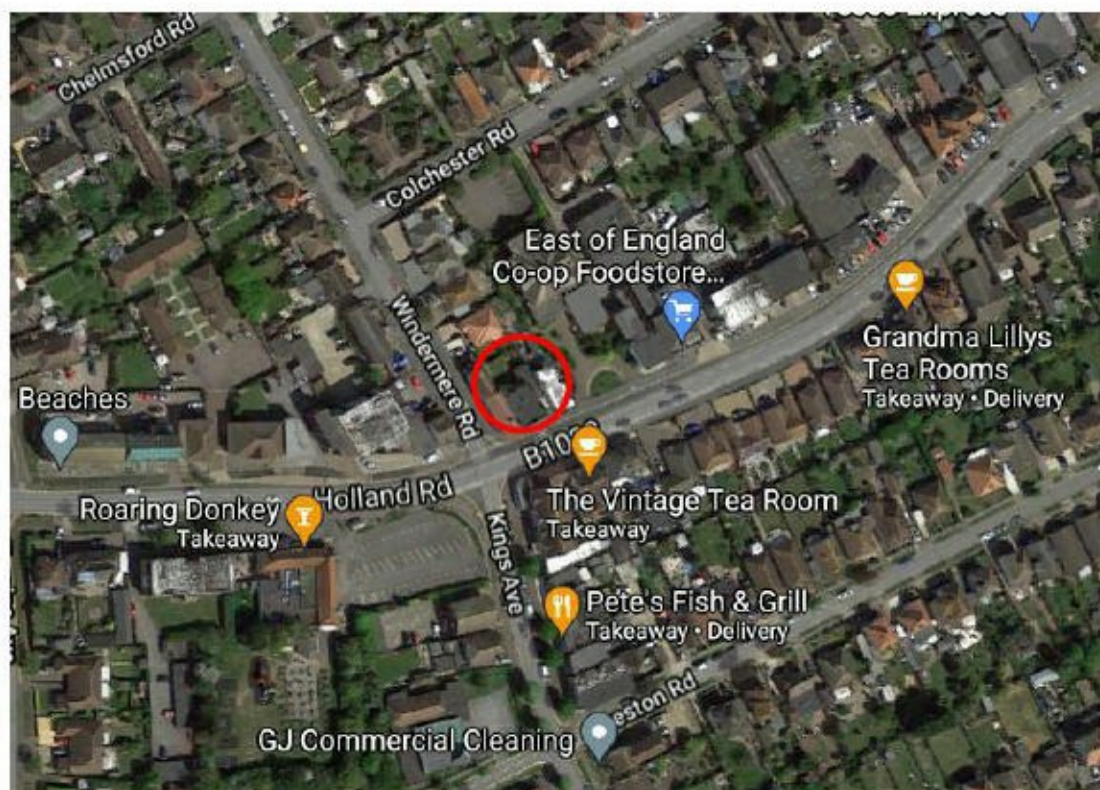
Report Structure

- 1.4 Section 2 of this Statement provides a description of the site and surrounding area; section 3 describes the proposed development; section 4 outlines the planning policy and legislative context; section 5 provides a planning and heritage assessment; and section 6 provides a conclusion.

2. SITE AND SURROUNDINGS

- 2.1 The site is located within the urban area of Clacton within the Holland-on-Sea Designated Centre. As shown at Figure 1 below, the site is located on Frinton Road, which is an area comprising residential and commercial uses, with numerous shops and local services within walking distance.

Figure 1: Site (circled red) and Surroundings



- 2.2 The immediate vicinity is characterised by commercial uses on the ground floor with residential uses on the upper floors and/or to the rear.

Figure 2: Site frontage

- 2.3 As shown on the accompanying plans, the site currently comprises a six-bed property arranged as 2no. flats. There is an office on the ground floor facing onto Frinton Road, with a ground floor flat to the rear and the second flat located on the first floor. There are also 2no. off-road car parking spaces serving the site, accessible from the rear on Windermere Road.
- 2.4 There is a courtyard area on the ground floor, which the office and ground floor flat both currently have access to. There is also a rear garden area totalling 87sqm, which can be accessed directly from the rear of the ground floor flat, or from the rear entrance to the site from Windermere Road.
- 2.5 There is no relevant planning history at the site. The site is located within Flood Zone 1 (lowest probability of flooding).

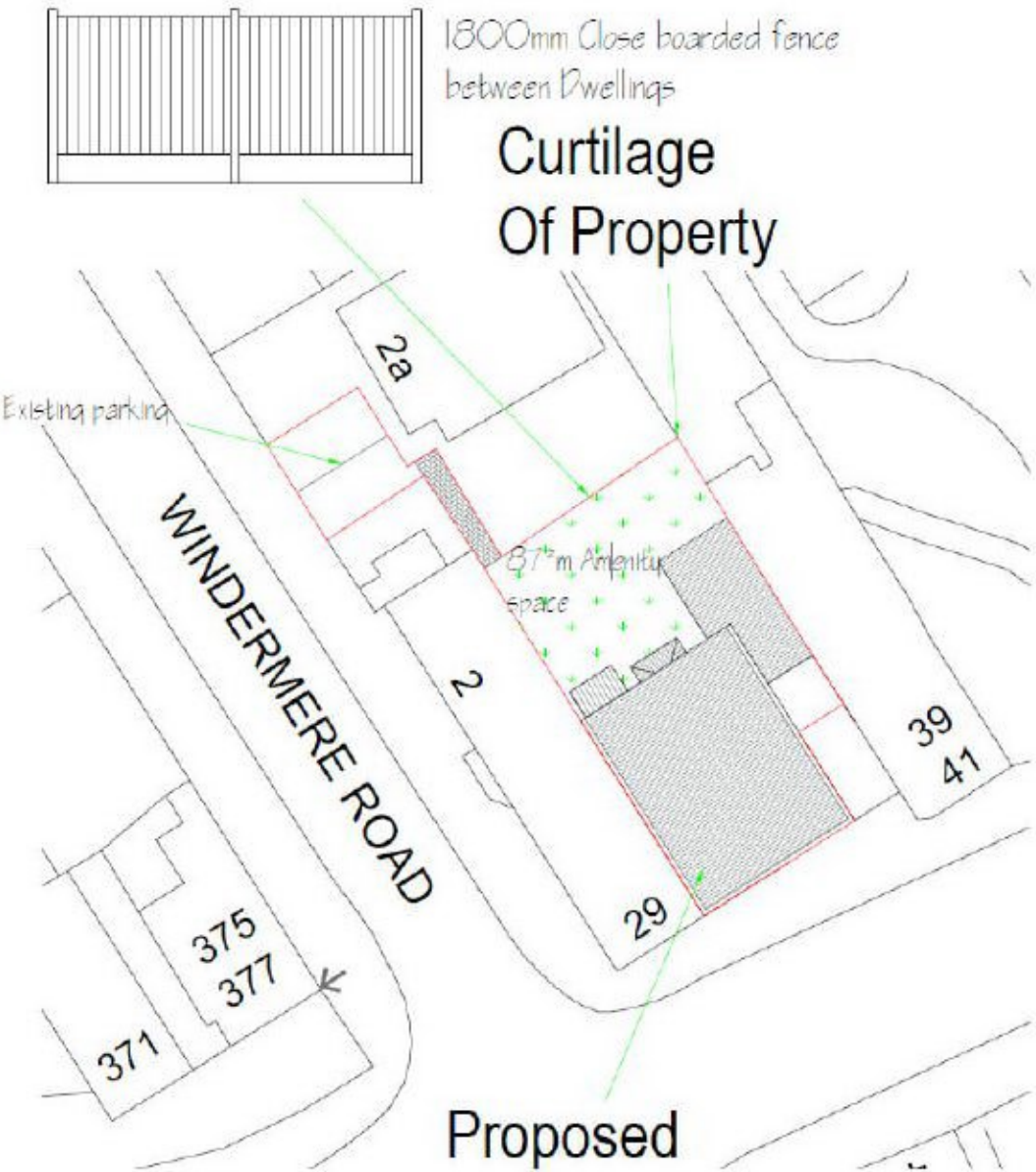
3. PROPOSED DEVELOPMENT

- 3.1 This application relates to the arrangement of residential accommodation at the site and will maintain the provision of 2no. flats to be used as independent units. The office on the ground floor will be unaffected by the proposal.
- 3.2 There will be almost exclusively internal alterations, with no changes to the external elevations at the front and rear. The only minor external alteration will be to remove the door leading from the ground floor flat onto the courtyard which is currently shared with the office, as shown below.

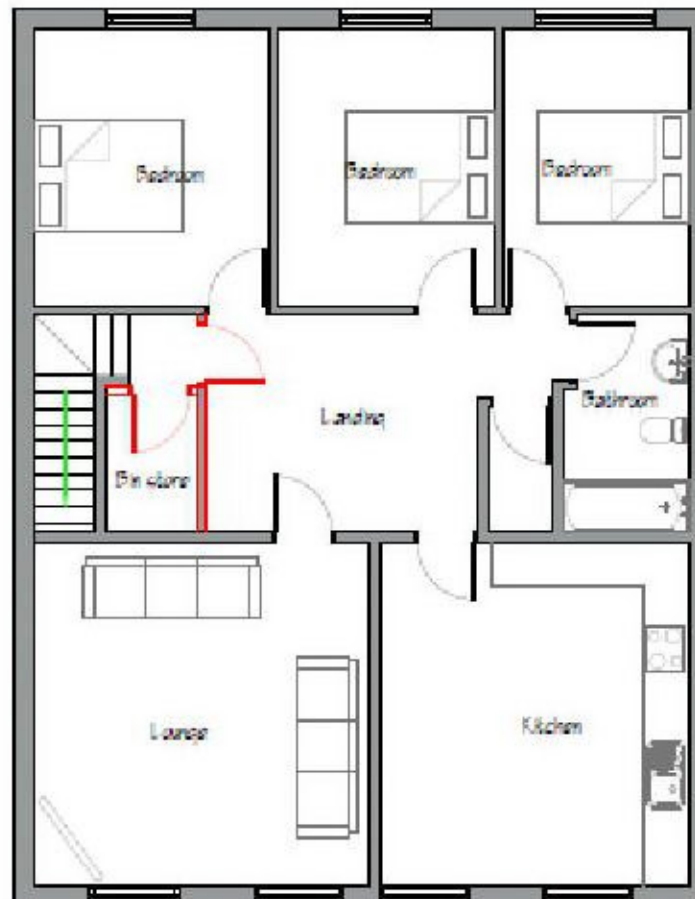


- 3.3 The layout of the external amenity space, 2no. parking spaces and footpath to the rear leading to Windermere Road will remain largely unchanged. There will be a

1800mm close boarded fence around the rear boundary of the garden. The amenity space (87sqm) will be shared between the two residential units.



- 3.4 The layout of the first floor flat will remain largely unaltered, although an internal wall with front entrance door will be added at the top of the staircase. There will be a new bin store for the use of both flats, as shown below.



Proposed first floor layout

4. PLANNING POLICY FRAMEWORK AND LEGISLATION

Planning Policy

- 4.1 In this instance the Development Plan comprises the adopted Tendring District Local Plan (2007), however aspects of this are out-of-date and do not comply with national planning policy.
- 4.2 Material considerations include the National Planning Policy Framework (February 2019) (the "NPPF"); National Planning Practice Guidance; the Essex Design Guide; and the emerging Local Plan – 'Tendring District Local Plan 2013-2033 and Beyond Publication Draft'.

- 4.3 The most relevant policies from the documents highlighted above are listed below:

National Planning Policy Framework (2019)

- 4.4 *Paragraph 38* - Planning decisions should be approached in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible.

Tendring District Local Plan (2007)

- 4.5 **Policy TR1a – Development Affecting Highways** - Proposals for development affecting highways will be considered in relation to the road hierarchy to reducing and preventing hazards and inconvenience to traffic and to the effects on the transport system including the physical and environmental capacity to accommodate the traffic generated.
- 4.6 **Policy HG9 – Private Amenity Space** - Private amenity space shall be provided to new dwellings in accordance with the following standards: For houses: three or more bedroom house - a minimum of 100 square metres; two bedroom house - a minimum of 75 square metres; one bedroom house - a minimum of 50 square metres; For flats, either: i. a minimum of 25 square metres per flat provided communally; or ii. a minimum of 50 square metres private garden area for a ground floor flat or maisonette and a minimum balcony area of 5 square metres for units above.

4.7 **Policy QL9 - Design of New Development** - All new development should make a positive contribution to the quality of the local environment and protect or enhance local character.

4.8 **Policy QL10 - Designing New Development to meet Functional Needs** - All new development should meet functional requirements. Planning permission will only be granted if the following criteria are met, or can be shown not to apply to the proposed development:

- i. access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate;
- ii. circulation within the site and convenience of access to the development reflects the hierarchy of transport users set out in Policy QL2;
- iii. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments;
- iv. the development contributes to community safety by incorporating or providing measures to minimise opportunities for crime and anti-social behaviour;
- v. buildings and structures are orientated to ensure adequate daylight, outlook and privacy;
- vi. provision is made for functional needs including private amenity space, waste storage, separation and recycling facilities, servicing, vehicle and cycle parking; and
- vii. the site will be served by utility services and other infrastructure necessary for the development proposed.

4.9 **Policy QL11 - Environmental Impacts and Compatibility of Uses** - All new development should be compatible with surrounding land uses and minimise any adverse environmental impacts.

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (the "eLP")

- 4.10 **Policy SPL3 - Sustainable Design** - All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. New development (including changes of use) must meet practical requirements. New development (including changes of use) should be compatible with surrounding uses and minimise any adverse environmental impacts.

5. PLANNING POLICY ASSESSMENT

Principle of Development

- 5.1 The proposal provides the most effective use of land at this location, by providing minor alterations to the existing layout that will ensure the positive contribution of 2no. units towards the local housing supply in a sustainable location.
- 5.2 The provision of residential development is already established at the site and the proposal will achieve a scheme that not only provides the most efficient use of the land, but also enhances the living conditions of the future occupiers, thereby complying with local and national policy requirements.

Amenity

- 5.3 Local Policy QL9 (Design of new Development), Policy QL10 (Designing New Development to meet Functional Needs) and QL 11 (Environmental Impacts and Compatibility of Uses), seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property.
- 5.1 The proposal will not adversely impact the amenity of neighbouring occupants, nor that of the existing accommodation, with no impact on the privacy or daylight access. The site is located within walking distance of numerous local services and amenities, thereby providing the future occupiers with a high quality lifestyle in a sustainable location.
- 5.2 Policy HG9 (Private Amenity Space) states that private amenity space shall be provided to new dwellings in accordance with the following standards: For flats, either:
- i. a minimum of 25 square metres per flat provided communally; or
 - ii. a minimum of 50 square metres private garden area for a ground floor flat or maisonette and a minimum balcony area of 5 square metres for units above.

- 5.3 The Essex Design Guide acknowledges that more compact development necessitates a change in emphasis away from private amenity space and towards public space. Schemes in sustainable locations will look different from those outside. One feature will be a very small number of houses with private gardens; some developments will have none at all.
- 5.4 The Essex Design Guide notes that at least 25sqm private space for each home should be provided and that communal areas should be designed as social, outside living spaces. Their quality of execution and management must be sufficient to develop a sense of pride in communal ownership and occupancy.
- 5.5 The proposal provides a high quality and suitably sized communal garden totalling 87sqm to be shared by 2no. residential units. The rear garden provides a good level of privacy for the future occupants with very limited overlooking.
- 5.6 The ground floor flat will no longer utilise the courtyard which currently benefits the office and will continue to do so following the implementation of the proposed scheme.

Design

- 5.7 Whilst the dwelling itself does not hold any inherent heritage or significant architectural value, it is still important to maintain high standards of design in relation to the proposed development when considered in isolation.
- 5.8 Policy QL9 states that all new development should make a positive contribution to the quality of the local environment and protect or enhance local character. Similarly, Policy QL10 states that all new development should meet functional requirements.
- 5.9 As noted previously, the proposal comprises very limited external alterations which minimise any potential impact the proposal will have on the character and appearance of the area. The proposal is proportionate and has been sensitively designed to avoid any unnecessary alterations to the external appearance. Cumulatively, this ensures that the principles of good design contained within local Policies Policy QL9 (Design of New Development) and Policy QL10 (Designing New Development to meet Functional Needs) are complied with.

Highways / Parking

- 5.10 Policy TR1a states that proposals for development affecting highways will be considered in relation to the road hierarchy to reducing and preventing hazards and inconvenience to traffic and to the effects on the transport system including the physical and environmental capacity to accommodate the traffic generated.
- 5.11 The site benefits from being situated within a sustainable location with access to local services and amenities, as well as nearby bus stops within walking distance. There are already 2no. flats at the site and the existing 2no. car parking spaces will be retained, therefore ensuring that the proposal complies with Policies HG10 and TR1a by avoiding any adverse effects of additional car parking on the street frontage and surrounding roads.

6. CONCLUSION

- 6.1 This Statement has been prepared in support of a planning application relating to the provision and altered internal layout of 2no. existing flats.
- 6.2 The proposal achieves a high quality scheme with very limited alterations required to the external appearance of the building as well as internally. The future occupants will benefit from suitable private amenity space, as well as benefitting from the site's sustainable location with public open space and local services and amenities within walking distance.
- 6.3 The proposal therefore complies with local and national planning policy and we ask that planning permission is granted.

