

Project Address: 93 Station Road, Clacton-on-Sea, Essex CO15 1TW

Job No.: 5170

Date: 27-AUG-2021

### Planning Statement

- 1.0 The above site is situated in the Essex town of Clacton-on-Sea, England.
- 2.0 It is located between Jaywick and Holland-on-Sea along the coastline and Great Clacton to the north.
- 3.0 It is at the south-eastern end of the A133 which runs between Clacton and Colchester.
- 4.0 The relevant local authority is Tendring District Council.
- 5.0 Below is an aerial shot of the site extracted from Google Maps.



- 6.0 The site is surrounded by residential properties and is a three-minute walk from the Clacton-on-Sea Railway Station.
- 7.0 The existing Ground Floor of the property is a Class E Office use however it is currently vacant.
- 8.0 The upper floors (first, second and third) of the property are currently used as residential use.
- 9.0 Below is the Planning History of the site.

Planning Ref.:	Description:	Decision:	Date:
13/01458/FUL	Extensions and alterations to the existing building to provide 4 x 2 bedroom flats.	Granted.	10/02/2014
13/00996/FUL	Extensions and alterations to the existing building to provide 4 x 2 bedroom flats.	Refused.	03/09/2013

01/01988/FUL	Alteration of existing concrete entrance ramp to comply with Disabled Discrimination Act.	Granted.	07/01/2002
92/01317/FUL	Change of use from office to D1 use accommodation for counselling and therapy.	Granted.	02/02/1993
92/00716/FUL	Change of ground floor to A3 usage (provision and consumption of food and drink).	Refusal.	24/06/1992

- 10.0 This planning application proposes the following below:
- 11.0 Change of use of the Ground Floor from Class B1(a) office use to residential creating 3 studio flats and 1 x 1 bedroom flat.
- 12.0 There will be no external amendments or material changes to this proposal.