

PLANNING STATEMENT

ON BEHALF OF: Bluebird Resource Centre
ADDRESS: 44 Park Square West, Jaywick



Charter Court
Newcomen Way
Severalls Business Park
Colchester
Essex CO4 9YA
Ref: SS/227887/2

1. Introduction

- 1.1 This application relates to a retrospective application for the retention of an outbuilding at 44 Park Square West, Jaywick. The outbuilding is used as an art/ craft room in conjunction with the approved use. The application also seeks planning permission for the erection of a greenhouse.
- 1.2 A chicken enclosure with chicken coop within the enclosure is also intended, although as this is not a building it is considered planning permission is not required. The structure will be moved around the garden to provide new areas for the chickens once an area of garden requires resting. The enclosure will not exceed 2 metres in height.
- 1.3 The Council's enforcement officer has confirmed that the chicken coop and enclosure that is not fixed to the ground and is moved around the garden does not require express planning permission. The details are therefore only included for completeness.
- 1.4 The applicant had previously sought advice from the Council regarding the outbuilding, but where it was not appreciated that the permitted use of the main dwelling was not as a C3 dwelling house that would benefit from permitted development rights. In addition, when constructed the resultant building is slightly higher than the permitted development provisions.
- 1.5 The application proposal is for the sole use of the existing lawful use of the site where the provision will allow additional learning/crafting.

2. Site Context

- 2.1 The application property comprises a detached bungalow located within a quiet residential area within the settlement boundary of Jaywick. Bungalows comprise the prevailing architectural form within the site context.
- 2.2 The application site is within a sustainable location with local shops and facilities close by, including a medical centre. There are bus stops close to the site.

3. Relevant Planning History

19/01365/LUPROP	Certificate of lawfulness to determine whether the use of the dwelling for respite care for a maximum of 5 clients and 2 carers for weekends (Friday evening through to Sunday morning) is lawful.	Lawful 13/11/2019.
20/00443/FUL	Proposed change of use from a C3 dwelling house to a C2/ D1 mixed use.	Granted 25/06/2020.

4. Application Proposal

- 4.1 The application proposes the retention of the existing outbuilding, the erection of a greenhouse.
- 4.2 All of these facilities, including the chicken coop and enclosure, are used in conjunction with the existing use of the main building.
- 4.3 This application proposal does not result in additional service users, it simply provides additional resource to support the service offer.
- 4.4 The chicken coop provides the opportunity for service users to learn about animal welfare/ care, have responsibility for cleaning, feeding and egg collection. The produce can then be used in the form of further training for cookery and or meals.
- 4.5 Similarly, the greenhouse provides the opportunity to grow a range of vegetables at the site for use in cookery/ life-skills whilst promoting pride in achievement of harvesting produce grown on site.
- 4.6 The outbuilding provides additional space primarily to offer art and craft workshops for the existing service users. The building can also double-up when required for other activity based workshops in conjunction with the existing service users.
- 4.7 The additional facilities, sought as part of this application, are for the existing service users and not for any additional attendees.
- 4.8 The application proposal does not increase numbers from that previously approved, being 8 clients/ service users.
- 4.9 The additional facilities provide for greater skill-development for clients/ service users with interesting and varied opportunities thereby aiding wellbeing and development.
- 4.10 The nature of the application proposal comprises typical forms that are found within a residential location.

5. Relevant Planning Policies

National Planning Policy Framework (NPPF) July 2021

National Planning Practice Guidance

Tendring District Council Local Plan 2007

Policy QL1 – Spatial Strategy

Policy QL9 – Design of New Development

Policy QL10 – Designing New Development to Meet Functional Needs

Policy QL11 – Environmental Impacts and Compatibility of Uses

Policy COM5 – Residential Institution Uses

Policy TR7 – Vehicle Parking at New Development

Tendring District Council Local Plan 2013-2033 and Beyond

SP1 – Presumption in Favour of Sustainable Development

SPL1 – Managing Growth

SPL2 – Settlement Development Boundaries

SPL3 – Sustainable Design

LP10 – Care, Independent Assisted Living

Local Planning Guidance

Essex County Council Car Parking Standards – Design and Good Practice

6. Planning Considerations

- 6.1 As with the previous application all matters remain the same in terms of the business operation, client/ service user numbers, nature of use.
- 6.2 The application site, as stated, is within the settlement boundary.
- 6.3 The proposed buildings are located within the rear garden area. They are typical in terms of their nature, to others found within the surrounding residential gardens, albeit that the outbuilding is slightly taller than some of the surrounding outbuildings. This additional height is nominal and not considered to cause any detrimental impact on neighbouring amenity. The outbuilding comprises a retrospective application whereas the greenhouse chicken coop and its associated enclosure are proposed.
- 6.4 However, notwithstanding this, the outbuilding is of a scale and form that is appropriate to its location. The building comprises timber boarding with UPVC windows and doors and a rubberised flat roof.
- 6.5 The windows and doors face towards the rear of the existing bungalow looking over the rear garden. There is one window in the side elevation and whilst this looks towards a neighbouring property due to the proposed siting of the greenhouse beside the side of the outbuilding with the greenhouse adjacent to the boundary fence but is still set off the boundary fence.
- 6.6 The proposed greenhouse comprises a traditional domestic greenhouse constructed in glass with metal framing being 2.4 metres at the highest point (the ridge of the dual pitch roof).
- 6.7 The outbuilding has a flat roof that is 2.525 metres high.
- 6.8 Both buildings are constructed in typical materials for the type of buildings and comprise a typical design form for a greenhouse/ outbuilding.
- 6.9 The windows and doors in the outbuilding are proportionate to the elevation.
- 6.10 The chicken coop and its associated enclosure again comprises a domestic scale that could be found within a residential garden and as stated are not considered to require planning permission because they will be moved around the garden and are not buildings.
- 6.11 The provision of the enclosure ensures that the chickens are maintained within an enclosed dedicated area.
- 6.12 The enclosure, for the Council's information, comprises typical weld mesh fencing that is vermin proof to protect the chickens from predators, or other wildlife such as wild birds depleting the feed intended for the chickens.
- 6.13 The height of the enclosure is less than 2 metres. It comprises effectively a box enclosure with a low roof to minimise the appearance within the garden, whilst providing adequate space for the chickens.
- 6.14 The chicken coop itself comprises again a typical purpose made ready built coop.
- 6.15 Details are given for completeness for the proposed chicken coop and enclosure.
- 6.16 It is therefore considered that the layout, scale and form of the application proposal is appropriate to the location/ setting making a positive contribution to the quality of the local environment and relating well to the site and

surroundings. The form and design are not considered to have a materially damaging impact on the amenities of neighbouring occupiers.

- 6.17 The proposal is therefore considered to be compliant with policies QL9, QL10, QL11 and adopted policy SP1.
- 6.18 It is not considered that the application will have a materially damaging impact on neighbours' privacy, daylight/ sunlight or other residential amenities.
- 6.19 In terms of highway considerations the application proposal does not increase the number of users/ staff numbers and was therefore considered satisfactory at the time of the last application and that does not change in respect of this application. It therefore appears that there is no justification for any change to this previous view.
- 6.20 The site has an authorised use as a small residential institution. The garden area remains far in excess of the requirements of 100 square metres where the purpose of the use can be achieved within the application site.
- 6.21 The provision of the outbuilding and greenhouse allows better use of the premises to provide structured workshop activity for the maximum benefit and development of service users.
- 6.22 The scale and nature is wholly proportionate and similar to residential dwellings in the surrounding area. The buildings are domestic in appearance and their form.

7. Conclusion

- 7.1 It is considered that the application proposal is policy compliant, does not intensify/ increase service user numbers on site, does not detrimentally impact on neighbours' amenity and comprises a design, form and layout that is acceptable in a suburban location. The proposal provides enhanced facilities for the service users to the benefit of the use.
- 7.2 It is therefore considered that planning permission should be forthcoming.

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03/09/2021