**PLANNING STATEMENT**

**CONVERSION OF FORMER CARE HOME INTO 5 FLATS**

**FORMER DUNEDIN RESIDENTIAL CARE HOME,
10, CONNAUGHT GARDENS EAST, CLACTON-ON-SEA**



This is a Planning & Design and Access Statement prepared on behalf of Bilaman Limited and is submitted in support of a full planning application for the conversion of a former Residential Care Home at 10, Connaught Gardens East, Clacton on Sea into 5 luxury flats.

The site is located near the southern end of the road a short distance from its junction with the Marine Parade East which is the seafront road. Connaught Close is located along the southern boundary of the site. The property, a former Care Home is currently vacant, having closed some 3 and a half years ago following a CQC inspection. There is a former Coach House located in the north eastern corner of the site.

The site is located within the Settlement Development Boundary (SDB) for Clacton
on Sea, as established within the emerging local plan. Policy HG3 of the Tendring District Local Plan 2007 states that within defined development boundaries of towns and villages, residential development will be permitted provided it satisfies amenity, design, density, environmental, highway, local housing needs and sustainability criteria, as appropriate, and can take place without material harm to the character of the local area.

The application site is located within 'The Gardens'. Saved Policy CL17 states that development within 'The Gardens' area of East Clacton shall have particular regard to the special character and appearance of the area. These sentiments are also reflected within Policy PPL12 - Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Planning permission has recently been granted for the use of the previously mentioned existing former Coach House as a 1 bedroom dwelling and the erection of a terrace of 3 no. dwelling houses, each with associated gardens and parking facilities (including alterations to the layout and parking of/for the existing care home) under application reference 19/01266/FUL.

As previously indicated, this application relates to the main building on the site, that which was formerly used as a Residential Care Home. The proposal is to convert this building into 5 residential flats. Associated compliant parking facilities are to be provided together with an extensive communal private garden area for use by the occupants of the flats.

A great deal of care has been taken in designing this conversion such that limited external alterations are required ensuring the integrity of the original/existing design and appearance of the property is maintained. Similarly, internal alterations have been kept to a minimum.

It is contended that the submitted details of the proposed development demonstrate that the scheme satisfies amenity, design, density, environmental, highway, local housing needs and sustainability criteria, as appropriate, and can take place without material harm to the character of the local area.

The application site is well connected to services that are available within the town which has many opportunities for employment and has good railway links and a good bus service.

It is therefore hoped that the Council will grant permission for the development applied for.