

Land adjacent Ashcroft, St Michael's Road, Thorpe Le Soken

Proposed bungalow

Planning Statement



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Stanfords

1.0 Introduction

- 1.1 This statement has been prepared on behalf of FGH (Essex) Ltd and is submitted in support of a full planning application for the construction of a new dwelling on land to the north of Ashcroft, St Michael's Road, Thorpe le Soken.
- 1.2 This statement should be treated as forming part of the application, and includes details on the site and its surroundings, the intended scheme and how it relates to adopted and emerging planning policies. Although the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2013 removed the requirement for Design and Access Statements to be submitted with minor planning applications, this statement is submitted to explain the rationale behind the development to assist the Local Planning Authority in making its decision.

2.0 Site Description

- 2.1 The application site is located to the east side of St Michael's and measures approximately 13 metres wide x 35 metres in depth, tapering slightly to the rear. The site is currently used as part of the garden of Ashcroft, enclosed with an extensive hedgerow across the road frontage and side boundary with The Grange to the north.
- 2.2 Ashcroft is a chalet property with a two storey element to the northern elevation. The Grange is also a chalet style property but includes a large gable fronting St Michael's Road. There are a range and mix of houses and bungalows along the road, reflecting the individual nature and age of dwellings constructed within the locality.
- 2.3 The centre of Thorpe le Soken can be reached on foot with a short walk. Thorpe le Soken is a large village with a wide range of local services including Primary School, Tendring Technology College, GP surgery, 2 public houses, sports and social club, Tesco Express and a range of independent shops and restaurants. Regular bus services also connect the site with larger settlements such as Clacton, Walton-on-the-Naze, Colchester and Harwich via bus stops located on Colchester Road.

Bungalows opposite site



3.0 Relevant Planning History

3.1 There is no planning history directly relevant to this site.

4.0 Policy Context

- 4.1 The National Planning Policy Framework advises that in determining planning application for residential developments, local planning authorities should take into account the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development' and that development which is sustainable can be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than a barrier.
- 4.2 The Council's replacement Local Plan is expected to be adopted in early 2022. However, for the moment, the adopted policies remain those contained within the 2007 Plan.
- 4.3 The application site is located within the defined development boundary for Thorpe le Soken as identified in the Policies Map of the adopted Tendring District Local Plan as well as the Preferred Options Consultation (2017). Policy QL1 of the adopted Local Plan (2007) directs development to the larger urban areas of the district and to within the development boundaries of the villages. Thorpe le Soken is identified as a key rural settlement where further housing development is expected to take place. The site therefore forms a logical small development site and therefore permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits. The principle of development is therefore considered to be acceptable.
- 4.4 Policy QL11 ensures that development is located where the proposal will be compatible to the surrounding uses. It should be of a scale appropriate to its setting and protect the privacy daylight and amenity of surrounding occupiers. The proposal should not result in the loss of important buildings of architectural interest or other landscape or ecological value. In addition, the development should not have a materially damaging impact on

road traffic safety or cause pollution or a nuisance to nearby residents. The Council stipulate high design standards within Policy QL9 and QL10.

5.0 Proposed Development

5.1 The extensive side garden of Ashcroft is to be subdivided with a separate plot being created with a frontage of 13m. It is proposed to construct a two bed bungalow with an integral garage. It will be positioned in a manner consistent with neighbouring properties, having a front elevation in line with those adjacent. The size of the dwelling and related plot will reflect the form and character of other dwellings within the street scene.

5.2 The scheme will ensure that the Council's specific policies for new residential development are achieved in full. The development will be offset from the boundaries to reflect the side isolation criteria, while car parking for at least 2 cars in addition to a garage is to be provided. The garage will include an electric vehicle charging point. A private rear garden of some 130m² will be provided while the host dwelling will still retain a garden in excess of 150m². As a single storey development, the development will not cause any overlooking or loss of privacy for neighbouring properties.

5.3 The dwelling will be constructed using the following materials:-

Vandersanden Maltings Antique red stock bricks -



SVK reconstituted slate tiles -



- 5.4 Full details of the hard and soft landscaping of the site are also included. The driveway will be finished with Bradstone Autumn paviors.



- 5.5 A Construction Method Statement is also included.
- 5.6 It is considered that the scale of the development will cause no harm to the character of the area. The design of the proposed dwelling has been approved elsewhere in the district and there should be no planning justification to refuse this infill scheme.

6.0 Conclusion

- 6.1 It is considered that the development will be in accordance with the provisions of the Development Plan Policies and all other material considerations. The resulting design

and layout would ensure that the development will respect the character of and relationship to the neighbouring buildings in the locality. As such, the proposal would be in accordance to the aforementioned policies as contained within the adopted Local Plan and Government advice as contained within The National Planning Policy Framework.