

**TOWN AND COUNTRY PLANNING ACT 1990**  
(as amended) Town and Country Planning  
(Development Management Procedure) (England) Order 2015

Applicant:	Mullet	Application Ref:	<b>20/00108/FUL</b>
Agent:	Mr Justin Harper Ronald Sawkings Norton Architects 1 The Quarry Betchworth RH3 7BY United Kingdom	Date Accepted:	3rd February 2020
		Date of Decision:	1st June 2020

**Refusal of Planning Permission****Development at:** Tag Contract Services Ltd Whitehall Works Whitehall Lane Grays Essex**Proposal:** Erection of 7.no dwellinghouses with associated amenity space and parking following demolition of existing structures and removal of hardstanding.**Planning permission refused in accordance with the plans and specifications for the following reason(s) set out below:**

1. The proposed development would, by reason of its mass, bulk, scale, layout, substandard private amenity area provision and lack of cycle storage provision, be likely to result in the overdevelopment of the site leading to a cramped form of development in relation to the surrounding area. The proposal is therefore contrary to policies PMD2, CSTP22, and CSTP23 of the adopted Thurrock Core Strategy and Policies for Development DPD (as amended) 2015 and the National Planning Policy Framework 2019.
2. The proposed development would, by reason of its close proximity to existing commercial uses and businesses, be likely to result in a poor residential environment and it is likely that residents would complain about the adjoining commercial uses, which would impact upon the commercial operations of their businesses. As such, it is considered that proposal fails to justify that the proposed use would be compatible with the adjacent commercial uses, contrary to policies CSSP2 and CSTP6 of the adopted Thurrock Core Strategy and Policies for Development DPD (as amended) 2015.
3. The proposed development would, by reason of its close proximity to existing commercial uses and businesses and small garden sizes, be likely to result in unacceptable noise disturbance for occupiers when using their gardens, particularly during summer months and inadequate private amenity space. This would result in an unacceptable living environment for future occupiers, harmful to their amenity. The proposal is contrary to policies PMD1 of the adopted Thurrock Core Strategy and Policies for Development DPD (as amended) 2015.

4. The proposed development would, by virtue of the intensification of the use of a narrow accessway and, its substandard emerging visibility, result in an unacceptable and harmful impacts upon pedestrian and highway safety including inadequate refuse collection and servicing. Furthermore the lack of covered cycle storage and electric charging points fail to meet the Council's draft parking standards. For these reasons the development is contrary to policies PMD2 and PMD8 of the adopted Thurrock Core Strategy and Policies for Development DPD (as amended) 2015

**This notice of this decision relates to the following plan(s):**

<b>Plan Reference</b>	<b>Plan Type</b>	<b>Plan Date</b>
A3410	Proposed Floor Plans	30th January 2020
A3410	Proposed Floor Plans	30th January 2020
A3410	Proposed Elevations	30th January 2020
A3410	Proposed Elevations	30th January 2020
A3410	Proposed Elevations	30th January 2020
A3410	Existing Plans	30th January 2020
A3410	Existing Plans	30th January 2020
A3410	Location Plan	30th January 2020
A3410	Existing Site Layout	30th January 2020
A3410	Proposed Site Layout	24th April 2020
SK01B7	Other	24th April 2020

**Policies that were taken into consideration when determining this application:**

CSSP1 - Sustainable Housing and Locations  
CSTP1 - Strategic Housing Provision  
CSTP22 - Thurrock Design  
PMD1 - Minimising Pollution and Impacts on Amenity  
PMD2 - Design and Layout  
PMD8 - Parking Standards  
PMD9 - Road Network Hierarchy  
CSSP2 - Sustainable Employment Growth  
CSTP6 - Strategic Employment Provision



Assistant Director Planning,  
Transport And Public Protection

Date: 1st June 2020

**Informative(s):-**

1. Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing with the Applicant/Agent. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.