



Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The plot of land is situated towards the top of Edith Road, second to last plot on the left hand side when travelling up Edith Road. The plot of land measures approximately 40' x 160'.

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Smith

Company Name

Address

Address line 1

Winter Cottage

Address line 2

Edith Road

Address line 3

Kirby-Le-Soken

Town/City

Frinton-On-Sea

County

Essex

Country

United Kingdom

Postcode

CO13 0DH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Erection of a domestic dwelling (resubmission of 15/00477/OUT) Land adjacent to Trees Edith Road Kirby Le Soken Frinton On Sea

Reference number

21/00201/OUT

Date of decision (date must be pre-application submission)

25/06/2021

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

ACCESS

The front of the property will primarily be for parking and allow access for 3 – 4 vehicles. Access will be from Edith Road, which is a private road, and a resin style driveway surface will be laid at the property. Exit and entry to the proposed property will be at a right angle to Edith Road which is at the end of a no through road. Edith Road is private and has no footpath at the access point and no drop kerb will be required. Edith Road is accessed via Walton Road which is an adopted highway with a speed limit of 30mph.

APPEARANCE

The proposed dwelling is a 2 bedroom single storey building. The dwelling will be positioned centrally to the plot and within confines of the current building line. The construction will be a Hirsiset wood home of traditional cottage style and the exterior wood will be stained mid to dark brown to blend in with the natural surroundings and neighbouring properties. The roofing will be dark grey whilst windows and guttering will also be dark grey to blend in with the roofing. Windows to the property will mainly face front and rear and the entrance door will be on the side. The property is designed to be low impact and blend in with the surroundings whilst also taking into account local wildlife.

LANDSCAPING

The front of the proposed dwelling will provide ample parking for 3-4 vehicles and will be constructed of resin style material. The boundary will be marked by low picket fencing and shrubbery to blend in with neighbouring houses. The rear of the property will remain partially laid to lawn with the rear 50' garden area created into an orchard style garden with a mixture of mature and young trees. This will provide cover from neighbouring properties whilst allowing wildlife to thrive.

LAYOUT

The proposed dwelling is simple by design complimenting the shape of the plot . The position is in within the building line and central to the sides. Entrance to the dwelling will be on the south side with bedrooms overlooking the front aspect and living area overlooking the rear. This will leave a rear garden/orchard area of approximately 100'. Access will be left along the sides of the property to the rear. All windows on the side of the property will be frosted whilst the front door will not overlook the neighbouring property ' Trees' as this will face the garage.

SCALE

Edith Road has an mix of properties of varying sizes. The proposed dwelling has a total area of 104sqm and is single storey. The properties at the rear are large detached houses whilst the property to the North aspect is a 4 bedroom bungalow. 'Trees' to the South is a large detached house. 'Winter Cottage' is smaller than the mentioned properties and designed with scale in mind, to blend in. The building is approximately 26' wide and 43' long on a plot 40' wide and 160' long. The height of the proposed dwelling is a maximum of 16.5 ' to apex and will not overlook neighbouring properties. There is no intention for sky lights or mezzanine floors.

Has the work already started?

Yes

No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

There were no relevant drawings submitted with the original application

Please list all drawing numbers submitted with this application for approval

Winter Cottage elevations ; ARK 5a
Winter Cottage Section A front; ARK 3
Winter Cottage Section B; ARK 4
Winter Cottage Floor plan ARK 2

If applicable, please state the reasons for any changes to the original drawings

There are no changes

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Peter Smith

Date

06/12/2023

