



DUNCAN CLARK & BECKETT LTD

12a William's Walk, Colchester, Essex, CO1 1TS



Planning Statement

for

Erection of 8 detached bungalows

at

**Land to the rear of 524 St. Johns Road, Clacton-on-Sea,
CO16 8DY**

On behalf of Cage Properties Ltd

Project Ref: 3665
Document Ref: PS
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Written: CM



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Introduction

This Planning Statement has been prepared on behalf of Cage Properties Ltd and is submitted in support of the planning application for the construction of eight bungalows with associated garages on land to the north of St. Johns Road, Clacton-on-Sea.

This statement should be treated as forming part of the application, and includes detail on the site and its surroundings, the intended scheme and how it relates to adopted planning policies.

Site and Surroundings

No.524 St. Johns Road is a detached property that is the last dwelling on the north side of St. Johns Road when travelling west from Bockings Elm towards Jaywick Lane. To the rear of the dwelling is an area of land with several recently constructed concrete hard standings. The site to the rear of number 524 is in the ownership of the applicant. The development site occupies an area of 0.56 hectares. It is located within the 30mph speed restricted area for St. Johns Road. Opposite is Clacton garden centre.

To the east is a recently approved development of 13 bungalows. To the north is a residential estate. The north boundary is marked with a line of trees. To the west is open farmland with the boundary marked with a brickwork wall.

Relevant Planning History

Certificate of Lawful Use or Development reference 20/01601/LUEX for a caravan site.

Refusal reference 23/01801/FUL for 9 detached bungalows.

To the east of the development site is a recently approved development of 13 bungalows which are currently under construction (planning references 17/01964/OUT, 20/01218/DETAIL, 22/01331/VOC and 22/01321/FUL)



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Refusal

Application reference 23/01801/FUL for 9 detached bungalows was refused for the following reasons.

1. The lack of variation in design and materials will result in a monotonous street scene. The footprint of the dwellings, irregular shaped plots and gardens results in a poor layout which appears cramped. The footprint and internal layout of the dwellings fail to relate or function well within their respective plots resulting in pinch points, shallow or awkwardly shaped sections of garden, poor connectivity to the garden and poor outlook. For these reasons, the development fails to achieve a high standard of design, a well-considered layout or unique sense of place, thus being contrary to the above-mentioned national and local plan policies.
2. The close relationship of Plot 5 of the proposed development with number 1 St. Johns Oak would feel cramped and unneighbourly in terms of noise and privacy. This close relationship would also result in a poor outlook for existing and future occupants. In addition, the mature trees along the northern boundary of the site (Tree Preservation Order 09/00005/TPO) would be a dominant feature in the private amenity space and cause shading for much of the garden. This would result in an unacceptable standard of amenity for future occupants. The lack of variation in design and internal layout fails to deliver dwelling which relate or function well within their respective plots resulting in pinch points, shallow or awkwardly shaped sections of garden, poor connectivity to the garden and poor outlook. For these reasons, the proposed development is considered contrary to the above-mentioned policies.
3. The application is not accompanied by a completed Unilateral Undertaking to secure the required financial contribution in accordance with the adopted Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). The application is therefore contrary to Local Plan Policies SP2 and PPL4 and Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

It has been noted that Tendring DC is pushing all applicants to submit preliminary enquiry applications. For the purposes of this application we will assume the refusal fulfils this criteria.



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Scale

The proposed scheme is for 8 dwellings providing a total new residential floor area of 890m² on an area of land extending to 0.56 hectares. The density of the development would therefore be approximately 16 dwellings per hectare, below the expectations for new residential development within the district. This scale therefore reflects the character of the locality on the edge of the built-up area of the town. All of the dwellings will be bungalows which reflects the form of development in the vicinity, particularly along Jaywick lane and on the neighbouring Bluehouse Avenue estate.

The refused scheme was for 9 dwellings.

The recently approved adjacent site was for 13 dwellings on an area of land extending to 0.61 hectares.

The proposed scheme would therefore be less dense than the refused scheme for 9 dwellings and greatly less dense than the development approved on the adjacent site.

Layout

A central access road from the adjacent residential development will enable development on the east and west sides of the site. Careful consideration has been given to the retention and protection of the remaining trees on the perimeter of the site. All properties will have east, south and west facing gardens considerably in excess of the Council's standards.

Appearance

Details are provided for the variety of dwellings and garages, reflecting similar styles of housing recently permitted by the Council in the area. They would be constructed predominantly in red and buff brick with concrete interlocking roof tiles.



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Landscaping

The landscaping focuses on the need to protect the existing trees on the perimeter of the site. The 15 existing large concrete slabs, some of which intrude into the tree protection areas will be removed.

The protected trees along the north boundary are retained free of the property amenity spaces and are protected.

The existing non protected trees to the east and west boundaries have also been retained for wildlife, amenity and shading.

Additional street planting is shown within the scheme itself. The future property owners will have the ability to undertake further planting within the front and rear gardens.

Access

The proposed development will be accessed from a new minor access road and junction from the existing road recently constructed for the adjacent development.



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Conclusion

Poor Layout and Design

The proposed scheme has a variety of dwelling types which provides a varied street scene. As the number of dwellings has reduced to 8 from 9 the layout is not cramped and provides ample space to the front of the dwellings along with good separation. The north of the site is retained as open space providing a clear view of the existing protected trees at the end of the access road. Due to the shape of the site some of the rear private gardens are slightly irregular but this is unavoidable and will provide interesting spaces for residents instead of the usual square plot. All the properties relate well with their private space, garage, parking and the street. None of the gardens are awkward and all the properties have a good outlook and good connectivity to their private space. Due to the retention of the existing trees all of the dwellings have private rear gardens far in excess of the council standard.

Poor Standard of Residential Amenity

Plots 6, 7 and 8 are separated from the boundary of the adjacent development by a distance of between 10m and 12.9m. This provides ample separation with number 1 St. Johns Oak. This arrangement will not feel cramped and unneighbourly even though the council approved the adjacent development so close to the boundary. The dwellings to the north have been removed and the proposed plots 5 and 6 have been rotated so that their main private gardens are east and west facing and not overshadowed by the existing protected trees. Please note that the trees to the north boundary will not cause overshadowing as the sun tends to rise in the east, move round to the south and set in the west.