

<p>Reference: 23/01357/FUL</p>	<p>Site: 10 Chestnut Avenue Grays Essex RM16 2UJ</p>
<p>Ward: Stifford Clays</p>	<p>Proposal: Demolition of existing garage and creation of new 3 bed, 5 person dwelling with secured cycle storage and bin storage. Alterations to existing dwelling comprising of hip to gable roof extension and single and two storey rear extensions. Erection of new outbuilding to both resulting dwellings and creation of new hardstanding and vehicle access to serve existing and new dwelling.</p>

Plan Number(s):		
Reference	Name	Received
10 HH 01	Existing Ground Floor Plans	9th February 2024
10 HH 02	Existing First Floor Plans	9th February 2024
10 HH 03	Existing Roof Plans	9th February 2024
10 HH 04	Existing Elevations	9th February 2024
10 HH 05	Existing Elevations	9th February 2024
10 HH 06	Proposed Ground Floor Plans	9th February 2024
10 HH 07	Proposed First Floor Plans	9th February 2024
10 HH 08	Proposed Roof Plans	9th February 2024
10 HH 09	Proposed Elevations	9th February 2024
10 HH 10	Proposed Elevations	9th February 2024
10 HH 11	Proposed Elevations	9th February 2024
10 HH 11A	Proposed Outbuilding Plans	9th February 2024
10 HH 12	Proposed Site Layout	9th February 2024
10 HH 13	Existing Site Layout	20th February 2024
10 HH 14	Location Plan	6th December 2023

The application is also accompanied by:

- Application form (Dated 20.11.2023)

Applicant:

Mr I Virk

Validated:

6 December 2023

Date of expiry:

31 January 2024

Recommendation: Approval, subject to conditions

This application is scheduled for determination by the Council's Planning Committee by virtue of it has being called in by Councillors Green, Hooper, Morris-Cook, Shinnick and Watson (in accordance with the Constitution, Chapter 5, Part 3 (b), 2.1 (d) (ii) to consider the design and character impact upon the street scene.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for an attached three-bedroom dwelling within Chestnut Avenue, which would form part of a set of terrace dwellings with no. 10 and 12 Chestnut Avenue. Permission is also sought for a hip to gable roof extension, new porch, single storey flat roof extension and part two storey extension to the rear of the existing dwelling at 10 Chestnut Avenue. Two new outbuildings are also proposed to the rear gardens of the new dwelling and no. 10, along with the creation of parking on the frontage serving the proposed dwelling, and a new vehicle access and parking to the frontage of the existing dwelling.
- 1.2 This application is a revised proposal following the recent refusal of previous applications ref. 23/00484/FUL and 23/01125/FUL.
- 1.3 The most recent refusal, application 23/01125/FUL, initially sought permission for a 4-bedroom detached dwelling at the site and a rearward extension to No. 10. This proposal was subsequently revised to a 3-bedroom dwelling but was refused for the following reason in October 2023:

- The proposed development would, by virtue of the narrowness of the resultant subdivided plots, the excessive width of the proposed dwelling, the close proximity of the new dwelling to its adjacent neighbours, lead to the site appearing cramped, overdeveloped and poorly related to the wide plots and spacious character and appearance of the immediate street scene in Chestnut Avenue. The proposal is therefore contrary to Policies CSTP22, CSTP23 and PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015] and the National Planning Policy Framework 2023.*

2.0 SITE DESCRIPTION

- 2.1 The site hosts a semi-detached dwelling and is located within a residential area in Grays. The site has an existing vehicle access and driveway leading to the garage located in front of the site that would serve the new property. Previously the dwelling had benefitted from a modest detached garage outbuilding to its western side and a single storey rear extension and conservatory, which has since been demolished. Footings have also been dug for the proposed outbuildings, however,

following the receipt of a planning enforcement complaint relating to this breach of planning control, construction works have currently ceased whilst the current application is determined.

3.0 RELEVANT PLANNING HISTORY

Application Reference	Description of Proposal	Decision
70/00341/FUL	Kitchen/diner addition	Approved
22/01423/PHA	Rear extension with a depth of 6.0 metres from the original rear wall of the property, with a maximum height of 4.0 metres and eaves height of 3.0 metres.	Permission Not Required 29.11.2022 (Not Implemented)
22/01664/HHA	Single storey and part two storey rear extension with alterations to the existing hipped roof	Approved (Works started)
23/00357/CLOPUD	Loft conversion hip to gable end with rear dormer and the addition of two roof lights.	Approved (Works started)
23/00484/FUL	Subdivision of site, demolition of existing outbuilding for erection of a 2 storey 4 bedroom dwelling, associated cycle storage, bin storage, and amenities as well as single storey rear extension to No. 10 Chestnut Avenue. Creation of new hardstanding to serve existing and new dwelling	Refused 05.09.23
23/01125/FUL	Demolishing the existing Outbuilding and creating a new house of 1 no. of (4 Bedrooms for 6 people), associated cycle storage, bin storage, and amenities and new vehicle access to original dwelling.	Refused 18.10.2023 Appeal lodged

The following Planning Enforcement history is also relevant:

Enforcement Complaint	Reference	Outcome
23/00432/BUNWKS	Works to rear garden started such as footings being dig and concrete poured, without possible planning permission	Received 02.10.23, investigated and closed pending outcome of current application.

4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: www.thurrock.gov.uk/planning

4.2.1 PUBLICITY:

The application has been advertised by way of individual neighbour notification letters and a public site notice which has been displayed nearby. 50 comments have been received from 26 different neighbouring addresses objecting to the proposal on the following grounds:

- Proposed parking not achievable
- Previous reasons for refusal not resolved
- Potential use as a HMO
- Out of character
- Noise
- Litter/Smell
- Overlooking
- Footings for outbuildings already dug
- Additional Traffic
- Parking concerns
- Environmental Pollution
- Overdevelopment
- Possible excessive noise
- Plans incorrect relating to access
- Material(s) Unacceptable
- Loss of Amenity
- Access concerns
- Disturbance over the hoardings currently at the site

4.3 ENVIRONMENTAL HEALTH:

No objections, subject to conditions relating to hours of construction and the submission of a construction Environmental Management Plan

4.4 HIGHWAYS:

Further information required.

4.5 HIGHWAYS INFRASTRUCTURE:

No objections

5.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

5.1 The updated NPPF was published in December 2023. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date¹, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed²; or
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

¹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ...

² The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

5.2 The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

Planning Policy Guidance

5.3 In March 2014 the former Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Fees for planning applications
- Housing needs of different groups
- Housing: optional technical standards
- Making an application
- Use of Planning Conditions

Local Planning Policy Thurrock Local Development Framework (2015)

5.4 The statutory development plan for Thurrock is the 'Core Strategy and Policies for Management of Development (as amended)' which was adopted in 2015. The Policies Map accompanying the Core Strategy allocates this site as a land without notation where broadly the same or similar uses would remain. As the site and the immediately surrounding area is residential it would be acceptable for the site to be used residential purposes. The following adopted Core Strategy policies would apply to any future planning application:

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)

SPATIAL POLICIES

- CSSP1 (Sustainable Housing and Locations)

THEMATIC POLICIES

- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness

POLICIES FOR THE MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD8: Parking Standards

- 5.5 Policy CSTP22 requires all development to be of a high quality of design and to improve the quality of the environment within the borough. Paragraph iii) in particular *“requires developers to demonstrate that their proposals are designed to respect the distinct positive characteristics of areas within Thurrock, whether urban or rural, and create a sense of place within their schemes.”*
- 5.6 In the introduction to policy CSTP23, (2015) paragraph 5.139 sets out that *“the character of a place or area is derived from the recognisable and consistent patterns of natural, historic and built elements within it, which make it different or distinct from another place or area. Thurrock recognises that protecting and promoting the best elements of the Borough’s character and strengthening its sense of place provides benefits for community cohesion, the quality of life, and economic growth.”* The policy wording then sets out that the Council *“will protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place.”*
- 5.7 Policy PMD2 states that *“the Council requires all design proposals to respond to the sensitivity of the site and its surroundings, to optimize the potential of the site to accommodate development, to fully investigate the magnitude of change that would result from the proposals, and mitigate against negative impacts.”*

Thurrock Local Plan

- 5.8 In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a ‘Call for Sites’ exercise. In December 2018 the Council began consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council’s website and agreed the approach to preparing a new Local Plan. In December 2023 the Council began Initial Proposals Consultation (Regulation 18).

Thurrock Design Strategy

5.9 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

6.1 Within the previous application, no concerns were raised with regard to the introduction of the single storey and part first floor rearward extension to the existing dwelling. As these elements of the proposal have remained the same as previously submitted, except for minor alterations to window placements which would not materially impact how these elements were assessed, they would be acceptable in this instance. The assessment below covers the following areas:

- I. Principle of development
- II. Design, layout, and impact upon the area
- III. Provision of a suitable living environment
- IV. Amenity impact of the development
- V. Traffic impact, access and parking
- VI. Other matters

I. PRINCIPLE OF DEVELOPMENT

6.2 The application site comprises the plot of no. 10 Chestnut Avenue, which falls within a residential area of Grays. There would be no land use or 'in principle' objection to the proposals, subject to compliance with relevant Development Management policies and any other material considerations.

6.3 It is noted that the Council is not able to demonstrate a 5-year housing land supply and, therefore, the NPPF advises that planning permission for the development should be granted unless the harm caused clearly and demonstrably outweighs the benefits of the proposal.

II. DESIGN, LAYOUT, AND IMPACT UPON THE AREA

6.4 The current application has amended the proposal from the previously refused schemes. The current proposal has altered the dwelling so that it would now be attached to the existing property forming a terrace, and altered the layout and outward appearance of the property so that it would better reflect the appearance and design of the existing property and semi-detached pair.

6.5 Previously, within application ref. 23/00484/FUL, a number of concerns were raised in regard to the introduction of a new dwelling in this location. Consideration had

been given to the subdivision of the existing characteristically wide existing plot, which would have resulted in two much narrower plots than what are typically found within the street scene. This would have been particularly apparent when compared with the wide adjacent neighbouring plots at No. 8 and 12 Chestnut Avenue, to which the new plots would appear at odds with. Additionally, the width of the new dwelling would have almost spanned the entire width of the newly subdivided plot, leaving little space between the new dwelling and the neighbours sited at No. 8 and 10 Chestnut Avenue at both ground and first floor level. This would have resulted in the new dwelling sitting in very close proximity to its neighbours. Given the characteristic spacious gaps found between detached dwellings within Chestnut Avenue, the new detached dwelling was considered likely to appear cramped and out of character with the street scene.

- 6.6 The revised application reference 23/01125/FUL maintained the proposed new detached dwelling in its previously proposed footprint, with revisions focusing more on altering the finer finishing details of the new dwelling, as opposed to attempting to alleviate the concerns regarding the potential cramped appearance of the plots, out of character width and the proximity of the new dwelling to its neighbouring dwellings. Subsequently, the revised application was not seen to overcome the fundamental issues of the proposal and concerns relating to potential overdevelopment of the site, harm to the character and appearance of the street scene and the resultant harm to the open and spacious character of Chestnut Avenue, and this most recent application was refused in October 2023. The Applicant has lodged an appeal against this most recent refusal.
- 6.7 Within the current application a more robust approach to tackling the above-mentioned design concerns raised has been undertaken. The new dwelling would now be attached to and extend out from the southern flank elevation of No. 10 Chestnut Avenue; together with the proposed hip to gable roof extension at No. 10, the proposal would create a seamless transition between the new dwelling and No. 10 and would broadly mirror the proportions and width of the other half of the existing semi-detached pair. The mirroring of the proportions and width of the semi-detached pair within the terraced row would result in a proposal that would not be considered to have a detrimental impact upon the appearance of the street scene.
- 6.8 Comments have been received objecting to the formation of a set of terraces within Chestnut Avenue, citing that the introduction of terraces would be out of character for the Avenue. It is accepted that there are no examples of terrace dwellings within Chestnut Avenue, with mostly detached and semi-detached dwellings being found within the street. The introduction of the terrace layout would, for this reason, be somewhat out of character for this location. Consideration is however given to the imbalance which currently existing between No. 10 and 12 Chestnut Avenue, with

No. 12 having a significantly greater width than No. 10. The new roof extension to No. 10 together with the new dwelling, would create a form which largely mirrors that of No.12, correcting the imbalance which exists between the plots. This is furthered given the proposed porch to the front of the new dwelling and No. 10 is to be of a similar appearance to that which exists to the front of No. 12.

- 6.9 Whilst the coverage of the plot would be similar to that which was previously proposed in terms of the dwellings width, the terraced layout would enable the built form of the new dwelling to be moved away from the shared boundary line with No. 8 Chestnut Avenue, creating a greater gap between the new dwelling and the neighbours at No. 8 Chestnut Avenue. This greater gap would more appropriately reflect an acceptable level of openness between the new dwelling and No. 8. For these reasons, given the revised dwelling together with No. 10 would reflect the design, appearance and scale of the attached dwelling at No. 12, it would be difficult to argue that the new dwelling would amount to any substantial undesirable impact towards the appearance or character of these dwellings or the street scene sufficient to warrant recommending refusal for this reason.
- 6.10 With respect to the proposed outbuildings, these would be located to the far eastern ends of the gardens and would be connected to each other externally but would be subdivided internally, in line with the subdivision of the site for each dwelling. The use of each of the outbuildings is stated to be for gym and playroom purposes, which are typically considered to be incidental uses to residential dwellings and considering their simplistic internal layout, each only having one room, this would suggest that the outbuildings uses would be incidental and ancillary to the main dwellinghouses and would not be used as separate living accommodation or for commercial use.
- 6.11 The design of the outbuildings would be simplistic, finished with brick and with flat roofs, which given their rear garden location with limited visibility from the public realm, would not raise any significant concerns. The proposed outbuildings would be of a larger footprint than those typically found within the area, their footprint would be of a proportional size when compared with the host dwellings and sizable gardens would be maintained at each plot and would therefore be acceptable.
- 6.12 Overall, the proposed new dwelling together with the outbuildings are found to be acceptable in terms of design, scale and appearance complying with Policies CSTP22, CSTP23 and PMD2.

III. PROVISION OF A SUITABLE LIVING ENVIRONMENT

- 6.13 The subdivision of the site would provide each dwelling with sufficient private amenity space, in line with the space standards set out in Annexe A1.2 of the 1997 Borough Local Plan.
- 6.14 The revised proposal would continue to provide a suitable living arrangement within the new dwelling and the existing dwelling, and each room would be served by a window, providing adequate natural lighting and outlook to its habitable rooms. The bedrooms within the new dwelling would comply with both the Council's standards as well as the Nationally Described Space Standards.
- 6.15 Overall, the internal and external amenity space and conditions provided to the proposed new dwelling on site would be considered acceptable in this instance and compliant with Policy PMD1.

IV. AMENITY IMPACT OF DEVELOPMENT

- 6.16 As the siting of the proposed new dwelling would be moved further away from no. 8 Chestnut Avenue there would be no detrimental impact to this neighbour's amenities as a result of the proposal. The new dwelling would be sited closer to the existing dwelling at No. 10, however, there would be no breach in either the 45 degree vertical or the 60 degree horizontal allowance as detailed within the Council's adopted design guidance. As such, it is not considered that the proposal would result in any adverse or harmful impact in terms of loss of light or overbearing impact to the occupiers of No. 10.
- 6.17 The outbuildings would have west facing doors and windows, offering views towards the rear elevation of no. 10 Chestnut Avenue and neighbouring dwellings within Chestnut Avenue. However, considering that the doors and windows would be at ground floor level, the views offered would be similar to what can be achieved from standing within the rear gardens. Therefore, it is not considered that the outbuilding in either plot would result in any overlooking over what would be expected or considered acceptable within a residential area. The siting of the outbuildings towards the rear end of the garden, would mean the distance retained between the outbuilding and the neighbouring dwellings would prevent any overbearing or intrusive impact towards the private amenity space of the neighbours.
- 6.18 The Council's Environmental Health Officer has recommended that if the application were to be viewed favourably, a condition restricting the hours of construction and demolition would be necessary, and that a Construction Environment Management Plan is submitted.
- 6.19 In line with the above, the proposal would not have an adverse impact upon

neighbouring amenity and would comply with PMD1.

V. TRAFFIC IMPACT, ACCESS AND PARKING

- 6.20 The revised proposed would result in two dwellings being situated at the site, with each having three bedrooms. As such, two off street parking spaces should be provided for each of the dwellings to be provided on site, in order to meet the Thurrock Council Parking Standards and Policy PMD8. Concerns surrounding parking issues have been raised as a clear concern from local residents within Chestnut Avenue.
- 6.21 This revised application has retained the same parking scheme as sought under application 23/01125/FUL. It was previously considered that the amount of off-street parking that could adequately be provided on the frontage would be acceptable. The current proposal continues to seek to provide parking for 2 vehicles to the frontages of each dwelling, accessed via individual access ways. The Council's Highways Officer raises no objections to the proposal, subject to conditions. The Council's Highways Infrastructure Officer has also confirmed that the proposed new vehicle crossover would comply with Vehicle Crossover policy and has raised no objections.
- 6.22 Whilst comments received from the neighbours relating to parking are acknowledged, given that the proposals would provide adequate off-street parking and access in line with Council policy PMD8 the proposals would be considered acceptable with respect to highway matters.

VI. Other matters

- 6.23 Many comments received from the neighbours have raised repeated concern over the potential use of the property as a larger House of Multiple Occupation (HMO) which falls under a Sui Generis use. Indeed, the initial application as submitted did appear on the basis of the described number of rooms and occupiers, and based upon the layout submitted, to reflect that of a larger HMO use. Officers sought clarification on this matter with the applicant's agent. The agent has confirmed the proposed use of the new dwelling is as a single family C3 use dwellinghouse and would not be used as a larger HMO.
- 6.24 Notwithstanding this clarification, if permission were to be granted for this development, given the concerns raised by local neighbours regarding the potential to use the properties as a larger HMO, it would be appropriate to define the scope of the permission and impose a condition to define the use of these two dwellings as single C3 use properties and that they should not be used as larger HMOs falling under a Sui Generis use without additional planning permission.

- 6.25 The application site falls within the Zone of Influence (Zol) within the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), as relevant development. Without mitigation the proposed development is likely to have a significant effect on the Thames Estuary and Marshes Special Protection Area. It is therefore considered that a proportionate financial contribution in line with Essex Coast RAMS should be made to contribute towards the funding of mitigation measures detailed in the Essex Coast RAMS Strategy
- 6.26 The mitigation strategy involves a tariff for each residential unit which is £156.76 per unit to mitigate the in-combination effects of recreational disturbance on the Special Protection Area. Having considered the proposed avoidance and mitigation measures above, the Council takes the view that with adopted mitigation the project will not have an adverse effect on the integrity of the European sites included within the Essex Coast RAMS.
- 6.27 A unilateral undertaking would be an appropriate manner in order to secure the mitigation costs within the Essex Coast RAMs Zone of Influence. The applicant has agreed to paying the tariff without the need for a legal agreement in this instance. Therefore, the harm within the Zol would be effectively mitigated.

7.0 CONCLUSION AND REASON FOR RECOMMENDATION

- 7.1 The proposed development is considered to be acceptable in terms of scale, design, layout, character impact and impact upon local amenity, and highway safety. Local objections are noted but do not amount to justifiable reasons for refusal in this instance.

8.0 RECOMMENDATION

- 8.1 Approve, subject to the following conditions:

Standard Time

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Approved drawings

2. No development shall take place other than in accordance with the following plans, drawings, and documents:

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10 HH 01	Existing Ground Floor Plans	9th February 2024
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10 HH 03	Existing Roof Plans	9th February 2024
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10 HH 05	Existing Elevations	9th February 2024
10 HH 06	Proposed Ground Floor Plans	9th February 2024
10 HH 07	Proposed First Floor Plans	9th February 2024
10 HH 08	Proposed Roof Plans	9th February 2024
10 HH 09	Proposed Elevations	9th February 2024
10 HH 10	Proposed Elevations	9th February 2024
10 HH 11	Proposed Elevations	9th February 2024
10 HH 11A	Proposed Outbuilding Plans	9th February 2024
10 HH 12	Proposed Site Layout	9th February 2024
10 HH 13	Existing Site Layout	20th February 2024
10 HH 14	Location Plan	6th December 2023

Reason: For the avoidance of doubt.

Use of dwellings

3. The dwellinghouse identified as No. 10 Chestnut Avenue and the new dwelling hereby approved are for residential purposes falling within Class C3 and shall only be used for residential purposes and shall not exceed the limitations as defined within use class C of the Town and Country Planning (use Classes) Order 1987 (as amended) (or any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.)

Reason: To define the scope of the permission and in the interests of amenity, highways safety and to ensure that the development remains integrated with its immediate surroundings and is provided with an adequate and acceptable level of off street parking provision as required by Policies PMD1, PMD2 and PMD8 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

Construction management plan

4. No development shall take place, including any works of demolition, until a

Construction Method Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. details of construction access.
- ii. the parking of vehicles of site operatives and visitors.
- iii. loading and unloading of plant and materials.
- iv. storage of plant and materials used in constructing the development.
- v. Details of temporary hardstanding
- vi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- vii. wheel washing facilities and sheeting of vehicles transporting aggregates.
- viii. measures to control the emission of dust and dirt during construction.
- ix. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of the amenities of the area and highway safety and convenience.

Details of Materials/Samples to be submitted

5. Notwithstanding the information on the approved plans no development above ground level, shall commence until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to the local planning authority for approval. The development shall be carried out using the materials and details as approved.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its rural Green Belt surroundings in accordance with policies PMD2 and PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Submission of hardstanding details

6. No development shall commence until details of the proposed hardstanding to the fronts of the two resultant dwellings at the site hereby permitted have been submitted to and approved by the local planning authority. The development shall be implemented in accordance with the agreed details.

Reason: For the avoidance of doubt and in order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the area in accordance with policies PMD1, PMD2 and PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Vehicle Access

7. The development hereby permitted shall not be first occupied until such time as the vehicle access shown on the approved plans (10 OS 1 dated 20 February 2024), has been suitably installed as shown on the approved plans. The vehicle access shall be retained in this form at all times thereafter.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Details of boundary screening

8. No occupation shall take place until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The screening as approved shall be completed prior to the first use/occupation of the development and shall be retained and maintained as such thereafter.

Reason: In the interests of the visual amenity of the area and to ensure that the proposed development, in the Green Belt, does not have a detrimental effect on the environment as required by policies PMD1, PMD2 and PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Hours of work

9. No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0800 – 1800 hours

Saturdays 0800 – 1300 hours

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

External materials

10. No development beyond the construction of foundations shall take place until details of the external finishing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

Removal of PD Rights – Extensions and outbuildings

11. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D or E of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions shall be erected to No. 10 Chestnut Avenue or to the new dwelling hereby permitted or outbuildings constructed within the curtilage of each dwelling without planning permission having first been obtained from the local planning authority.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the area, in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

INFORMATIVE:

Positive and Proactive Statement

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning

