

Reference: 22/01284/TBC	Site: Garage Area Rear Of 33 To 53 Vigerons Way Chadwell St Mary Essex
Ward: Chadwell St Mary	Proposal: Erection 7 x 2 bedrooms dwelling with associated hard and soft landscaping with parking and private amenity space.

Plan Number(s):		
Reference	Name	Received
221462-MNP-XX-XX-DR-C-1800	Other	4th July 2023
AFA-326-PP-001-PL3	Other	4th July 2023
SK06 REV B	Other	4th July 2023
AFA-326-PP-001-PL3	Other	4th July 2023
AFA-326-PP-002-PL3	Other	4th July 2023
SK01 REV D	Other	4th July 2023
SK07 REV D	Other	4th July 2023
19-619 - 029 REV C	Roof Plans	17th May 2023
19-619 - 027 - REV. E	Proposed Elevations	17th May 2023
19-619 - 021 - REV. D	Proposed Floor Plans	17th May 2023
19-619 - 001 - REV. D	Location Plan	17th May 2023
19-619 - 028 - REV. E	Other	17th May 2023
19-619 - 025 - REV. F	Sections	17th May 2023
19-619 - 015 - REV. L	Proposed Site Layout	17th May 2023

The application is also accompanied by:

- Daylight and Sunlight Report
- Design and Access Statement

Applicant:

Draper

Validated:

21 September 2022

Date of expiry:25th September 2023 (Agreed extension of time)**Recommendation:** Deemed to be granted, subject to conditions.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks planning permission for the demolition of the existing garage blocks and removal of the hard surfacing and the erection of 7 properties.
- 1.2 The properties would be in terrace form, 4 dwellings on the northern part of the site and 3 properties on the southern part of the site. The dwellings would be of a modern design, approximately L-shaped with mono-pitched roofs.
- 1.3 Outdoor amenity space would be provided in the form of enclosed courtyard style gardens. Fifteen parking spaces would be provided across the site.
- 1.4 The existing footpath behind the rear gardens of the properties on Vigerons Way would be retained and widened.
- 1.5 Landscaped areas would be provided within the site.

2.0 SITE DESCRIPTION

- 2.1 The application site is an irregular shaped piece of land located to the rear of the residential dwellinghouses located upon Vigerons Way and St Augustine Road.
- 2.2 The site is currently accessed via a access way from Vigerons way. Currently the site is mostly vacant with two separate garage blocks which are now mostly empty.
- 2.3 The properties on Vigerons Way to the south and west are two-storey flat roofed with some mono-pitched roof features characteristic of some similar designs of the 1960s. The properties to the north and east on St Peters and St Augustine Road (respectively) are more traditional pitched roof two storey properties.

3.0 RELEVANT HISTORY

Pre-application Reference	Description of Proposal	Decision
21/30213/PMIN	Removal of remaining garages and construction of 8no 2bed houses with parking and landscaping	Advice given

4.0 CONSULTATIONS AND REPRESENTATIONS

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

ENVIRONMENTAL HEALTH:

No objections, condition required for the provision of a Construction Management Plan and a restriction on bonfires on site during construction.

HIGHWAYS:

No formal objection made, suggested conditions proposed. Comments are made about the site being tight for access. Numerical provision of spaces considered to be acceptable.

HOUSING:

The scheme is 100% affordable units.

LANDSCAPE AND ECOLOGY:

The layout and landscaping is considered to be acceptable and appropriate for the location. A contribution towards the Essex Coast RAMS would be required.

WASTE:

No objection, subject to waste collection strategy being agreed.

PUBLICITY:

This application has been advertised by way of individual neighbour notification letters, and public site notice which has been displayed nearby.

Four responses were received in relation to the original plans making the following comments:

Objecting (3)

- Parking is already an issue and will be likely to be made worse
- Anti-social behaviour is already an issue, narrower alleys will make it worse
- Added noise pollution
- Overlooking and loss of privacy
- Loss of light
- Loss of rear access
- Impact of building works and loss of property value

Not objecting (2)

- Query about windows in the rear deviation of the properties
- Query as to whether the rear access would be retained
- Comment that most deliveries to Vigerons Way properties take place to the rear for larger vehicles
- Suggestion that the development would make the area tidier

A comment has also been received from a local resident via the local Ward Councillor relating to issues to the rear gardens of properties on St Peters Road and St Augustine Road.

5.0 POLICY CONTEXT

National Planning Policy Framework

The updated NPPF was published in September 2023. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. Paragraph 121 of the Framework 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. Paragraph 49 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. I consider that the following chapter heading from the NPPF will be relevant in the determination of any future planning application:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places

Planning Policy Guidance

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:

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

Local Planning Policy Thurrock Local Development Framework (2015)

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 Shopping Area (this is not within a designated centre or parade. 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:

- CSTP1: Strategic Housing Provision
- CSTP2: The Provision of Affordable Housing
- CSTP10: Community Facilities
- 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

- PMD10: Transport Assessments and Travel Plans
- PMD12: Sustainable Buildings
- PMD13: Decentralised, Renewable and Low Carbon Energy Generation
- PMD14: Carbon Neutral Development

Thurrock Local Plan

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.

Thurrock Design Strategy

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

The assessment below covers the following areas:

- I. Principle of the development
- II. Design and layout and impact upon the area
- III. Amenity and impact of the development
- IV. Traffic impact, access and car parking
- V. Landscape and Ecology
- VI. Other matters

I. PRINCIPLE OF THE DEVELOPMENT

- 6.1 The application site is located within a residential area and in a locality predominantly characterised by residential development.
- 6.2 Although this is now long superseded in terms of being an up-to-date document (by way of background) the site was identified in the LDF suite of documents within the now-suspended Thurrock Site Allocation DPD as a Housing Site Without Permission and potentially suitable for up to 7 dwellings (ref. CSM05 – r/o 33-53

Vigerons Way, Chadwell St Mary). Work on this Sites Allocation DPD ceased so that work could commence on a new Local Plan for Thurrock. Whilst this previous listing carries no formal policy land use weighting it sets some of the background for the consideration of the site.

- 6.3 Policy CSSP1 (Sustainable Housing and Locations) refers to the target for the delivery of new housing in the Borough over the period of the Development Plan. This policy notes that new residential development will be directed to Previously Developed Land in the Thurrock urban area, as well as other specified locations. The policy aims to ensure that up to 92% of new residential development will be located on previously developed land. The application site is within the urban area and comprises a 'brownfield' site. There are no objections to the introduction of residential units at the site, as Policy CSTP1 seeks a density of at least 60 dwellings per hectare in regeneration areas such as this.
- 6.4 Paragraph 12 of the NPPF sets out a presumption in favour of sustainable development and, given that the Local Planning Authority is not able to demonstrate that a five year house land supply exists, this indicate that planning permission for residential development should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. As such, the provision of additional residential units would weigh in favour of the purpose. The proposed development of the site for residential use is acceptable subject to compliance with all development management policies.

II. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.5 The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies CSTP22, CSTP23 and PMD2 of the Core Strategy 2015 accord with the NPPF in requiring development to have high quality design and to be well related to its surroundings.
- 6.6 The site currently is an irregularly shaped hard surfaced area of land, with two garage blocks and rear access to some gardens for surrounding properties.
- 6.7 At present whilst the site is surrounded by properties the use of the land is secondary, being used for garages and parking. The proposal would introduce a primary use in this area for the new dwellings and garden areas. There are no specific concerns about the introduction of properties in this area, as whilst it is behind the established properties, there is a sense of space which would allow properties to sit comfortably in this area.

- 6.8 Turning to the actual design of the properties themselves, as detailed in the introduction, the dwellings to the north and east are of a fairly regular design and form, with pitched roofs and regular garden layouts. The properties to the south and west are less common in design, having flat roofs and cladding on many exposed walls.
- 6.9 The proposed dwellings would be modern in design, effectively L shape, with mono pitched roofs on each 'arm' of the L-shape. Feature brick panels would be provided on the 'front' of the properties which face in towards the centre of the site. The 'rear' of the properties which back onto Vigerons Way would include feature brick panels where windows would normally be at first floor level (to avoid overlooking) and an obscure glazed window to the stairwell.
- 6.10 The design proposed uses features of both types of nearby properties – the pitch of the roof to the properties to the north and east and the panel features mimic aspects of the properties to the south and west. The overall design is a modern take on a terraced property and whilst not the same as any of the surrounding properties has been clearly designed to sit within the site.
- 6.11 Small courtyard gardens are proposed for each unit, these gardens include provision for cycle parking and would provide a clearly defined outside space for each unit. Whilst these gardens are different from the traditional layout of the properties nearby, they sit well with the more modern house design and the location of the site.
- 6.12 Space is left for communal planting and this is discussed elsewhere in this report.
- 6.13 A pathway would be retained and maintained to the rear of the properties on Vigerons Way.
- 6.14 Overall, despite being a little different from the existing pattern of development the proposed layout and visual appearance of the development is considered to be acceptable and in accordance with Policies PMD2, CSTP22 and CSTP23 of the Core Strategy and guidance in the NPPF.

III. AMENITY AND IMPACT OF DEVELOPMENT

- 6.15 Policy PMD1 (Minimising Pollution and Impacts on Amenity) states that development will not be permitted where it would cause unacceptable effects on:
- i. the amenities of the area;
 - ii. the amenity of neighbouring occupants; or
 - iii. the amenity of future occupiers of the site.

- 6.16 Given the location of the site the proposals have been designed creatively to ensure that the scheme provides a suitable living environment for existing occupiers nearby and proposed occupiers of the units.

Existing occupiers

- 6.17 The proposed dwellings would sit closer to the rear of properties between No 33-53 Vigerons Way (than those on other roads). To limit the impact on these occupiers the rear of the new dwellings have no primary windows (the stairwell would be served by an obscure glazed window) and the pitch of the roof slopes away from the rear boundary to ensure that the two storey element is at its lowest point where it is closest to Vigerons Way.
- 6.18 To prevent the occupiers of Vigerons Way looking out onto a blank dull facade, feature brickwork is proposed on the rear elevation where windows would normally be located. Accordingly, is it not considered the proposal would be harmful to the privacy or amenities of the occupiers of Vigerons Way.
- 6.19 To the front of the dwellings, which face toward the rear of properties on St Augustine Road, the bedroom windows are high level horizontally with a thin strip running vertically. This would reduce the perception of overlooking to those occupiers. The front of the dwellings also have feature panels to improve the design and also ensure that they do not appear as unattractive features when viewed from outside the site.
- 6.20 To the ground floor level, windows would be of a more traditional design and would be shielded from neighbours by intervening boundary treatment and distance which would prevent overlooking and loss of privacy.
- 6.21 Whilst it is accepted that the provision of 7 dwellings would be different from the existing use of garages, the surrounding pattern of development is of multiple terraced properties and it is not considered the use of this area for dwellings would be harmful in terms of noise or outlook for the nearby occupiers. It is also noted that some of the comments received from neighbours indicated that there was a perception of antisocial behaviour at present, the provision of new dwellings would remove this vacant site and provide natural surveillance.
- 6.22 In respect of the existing occupiers therefore, it is not considered that the proposals would be harmful to their privacy or amenity. The proposals are therefore considered to comply with Policy PMD1 in this regard.

Proposed occupiers

- 6.23 The proposed layout is a modern interpretation of a terrace property and is a form of development that is becoming more common.

- 6.23 The internal layout would provide well lit and regular shaped rooms; the ground floor is largely open plan allowing light to all areas. A specific study space is shown to enable people to have a dedicated working area.
- 6.24 As described earlier, each property would have a small, enclosed courtyard to provide amenity space (these dwellings are 2-bedroom houses). This area would be located to the front of the property and would be accessed by large sliding doors from the main living area in the dwelling. The area is envisaged to be used as an outdoor room and would provide sufficient space for occupiers to sit outside in a safe contained environment.
- 6.25 The site is about 10 minutes walking time from the recreation ground and open space and a similar walking time to shops on Riverview.
- 6.26 Taking the above into account it is considered that the proposals would also provide suitable living conditions for potential future occupiers.

IV. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.27 The existing site has 18 garages, which are not all used, but if there were there could be a significant number of vehicle movements. It is also noted that anecdotally the site could be used for vehicle parking.
- 6.28 All but one of the seven units has effectively 1 on-plot parking space. The seventh unit has 2 spaces adjacent. Further spaces are located within the centre of the development and on the access to the site. These spaces would numerically ensure that adequate provision exists for residents and visitors to the site to comply with current standards.
- 6.29 The highways officer has commented that the site is quite narrow in places, the applicant has submitted tracking plans to show that cars can suitably access all the spaces and that a fire tender could access the site and turn around in the central area. Given the relatively small number of units, speeds into and around the site would be low and it is noted that the highways officer considers the application could be approved subject to conditions. Accordingly, it is not considered there is any conflict with Policies PMD8 and PMD9 of the Core Strategy.
- 6.30 The Waste & Recycling team have indicated that they have no objection to the scheme subject to a waste collection scheme being agreed prior to first occupation of the dwelling – this could be covered by condition.

V. LANDSCAPE AND ECOLOGY

- 6.31 The Landscape and Ecology Advisor indicates that the site, due to its shape is relatively constrained but has the opportunity to provide some landscape features. He agrees that the submitted landscaping scheme would be appropriate for the

site. (the site proposes planting to the south eastern corner and around the central parking area).

- 6.32 The site is within the Essex Coast RAMS Zone of Influence and the proposed development falls within the scope of the 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. To the needing to undertake their own individual Habitat Regulations Assessment the Essex Local Planning Authorities within the Zones of Influence have developed a mitigation strategy to deliver the necessary mitigation to address mitigation impacts to be funded through a tariff applicable to all new additional dwellings.
- 6.33 The current tariff is £156.76 per additional dwelling. This scheme would result in 7 new units and therefore a contribution of £1097.32 would be required to fund works to mitigate the in-combination effects of recreational disturbance on SPA.

VI. OTHER MATTERS

- 6.34 A noise assessment has been submitted, the Environmental Health Officer has agreed with the findings of this survey and recommended a condition in relation to the installation of windows as identified in the survey.
- 6.35 Given the location of the site, in close proximity to residential properties it is considered a Construction Environmental Management Plan (CEMP) be submitted to the LPA for approval prior to works commencing. This matter could be covered by condition.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The proposal is acceptable in principle and matters of detail are also acceptable, subject to appropriate conditions.

8.0 RECOMMENDATION

It is recommended expressly for the purpose of Regulation 3(4) of the Town and Country Planning General Regulations 1992, permission be deemed to be granted for the above development, subject to compliance with the following conditions:

Standard Time Limit

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):		
Reference	Name	Received
221462-MNP-XX-XX-DR-C-1800	Other	4th July 2023
AFA-326-PP-001-PL3	Other	4th July 2023
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SK07 REV D	Other	4th July 2023
19-619 - 029 REV C	Roof Plans	17th May 2023
19-619 - 027 - REV. E	Proposed Elevations	17th May 2023
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19-619 - 028 - REV. E	Other	17th May 2023
19-619 - 025 - REV. F	Sections	17th May 2023
19-619 - 015 - REV. L	Proposed Site Layout	17th May 2023

Reason: For the avoidance of doubt and to ensure the development accords with the approved plans with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Samples of Materials

- 3 Samples of all materials to be used in the construction of the external surfaces of the building(s) hereby permitted, shall be submitted to and approved in writing by, the Local Planning Authority, before any part of the development is commenced.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality in accordance with Policy PMD2 of the Thurrock LDF Core Strategy and Policies for Management of Development 2015.

Proposed Parking Areas

- 4 Prior to the occupation of the dwellings hereby approved, the proposed parking area, as indicated on Drawing No 19-619 - 015 - REV. L, shall be suitably surfaced,

laid out and drained in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority and constructed concurrently with the remainder of the development hereby approved.

Reason: To ensure that satisfactory off-street car parking provision is made in accordance with the Local Planning Authority's standards and in the interests of highway safety.

Construction Environment Management Plan

5 A Construction Environment Management Plan (CEMP) shall be submitted and approved by the Local Planning Authority prior to commencement of the development hereby approved, details to include:

- (a) Hours and duration of works on site
- (b) Wheel washing and sheeting of vehicles transporting aggregates on to or off of the site;
- (c) Details of method to control wind-blown dust;
- (d) Noise mitigation measures having regard to BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites;
- (e) Details of construction access
- (f) Details of temporary hard standing
- (g) Details of temporary hoarding
- (h) Water management including wastewater and surface water drainage

No bonfires should be permitted during demolition and construction activities.

All works and development shall be carried out in accordance with the approved CEMP and the measures contained therein.

Reason: To ensure construction phase does not materially affect the free-flow and safe movement of traffic on the highway; in the interest of highway efficiency, safety and amenity.

Hours of Work

6 No demolition, building work or deliveries shall be carried out before 8am or after 6pm on Mondays to Fridays or before 9am or after 1pm on Saturdays and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenity of surrounding occupiers.

Roadways prior to occupation

- 7 The carriageway[s] within the development hereby permitted [apart from the wearing surface] and footways shall be constructed prior to the commencement of any residential units detailed to have access from such road[s] or footways and the proposed road[s] and turning space[s] shall be constructed in such a manner as to ensure that each dwelling, before it is residentially occupied, is served by a properly consolidated and surfaced carriageway and footway between the dwellings and existing highway. The wearing surface shall be completed prior to the residential occupation of any residential unit.

Reason: In the interests of highway safety and amenity in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development

Reason: In the interests of highway safety.

Landscaping Plan

- 8 No construction works in association with the erection of the dwellings hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (b) Finished levels and contours;
- (c) Means of enclosure;
- (d) Minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units including any private cycle store, signs and lighting);
- (e) External surface material for parking spaces, pedestrian accesses.
- (f) Tree protection measures and details of the proposed management of the retained trees and hedges
- (g) Specific tree protection measures and details of the Category A Oak tree at the site
- (h) Any preserved trees which it is proposed to remove and their suitable replacement elsewhere within the site

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased

shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and visual amenities of the area in accordance with Policy PMD2 of the Core Strategy 2015.

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Window specification

- 9 Development on site shall only take place in accordance with the Noise Assessment Report, ref: PC-22-0070-RP1 by paceconsult dated 20 May 2022. The window specification detailed in the approved report shall be implemented within the residential units prior to first occupation of the development and shall be permanently retained as approved thereafter. Following installation the developer shall notify the LPA in writing to confirm that the minimum standard, or better, of windows has been installed.

Reason: To protect the amenities of future residential occupiers in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Refuse and Recycling Storage and collection

- 10 Prior to the first occupation of the dwellings, detailed plans detailing the number, size, location, design and materials of bin and recycling stores to serve the development together with details of the means of access to bin and recycling stores and a Refuse and Recycling Management Plan shall be submitted to and agreed in writing with the local planning authority. The approved bin and recycling stores shall be provided prior to the first occupation of any of the dwelling[s] and permanently retained in the form agreed.

Reason: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Informatives:

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.

Highway Authority Consent

Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works.

Highways Department,
Thurrock Council,
Civic Offices,
New Road,
Grays Thurrock,
Essex. RM17 6SL

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

