

Southend-on-Sea Borough Council

Department for Place

TOWN AND COUNTRY PLANNING ACT (as amended)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2010



Dated:- 4th July 2016

Application no:- 16/00806/OUT

To:
Anthony Merry
Design Associates
92 London Road
Southend
Essex
SS1 1PG

Proposal:

**DEMOLISH EXISTING BUILDINGS, ERECT NINE DWELLING HOUSES
WITH ASSOCIATED GARAGES AND PARKING, FORM VEHICULAR
ACCESS ONTO STOUR CLOSE (OUTLINE)**

Location:

**THE EAGLE WORKING MANS CLUB 22 SEAVIEW ROAD
SHOEBURYNESSE SOUTHEND-ON-SEA ESSEX**

Applicant: Mr Richard Jenkins

Southend-on-Sea Borough Council, as the Local Planning Authority, having considered the application described above and specified in the application received on 9th May 2016 has reached the following decision:

Grant Conditional Permission

- 01 Details of the access, appearance, landscaping, layout and scale (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 (three) years from the date of this permission. The development hereby permitted shall begin not later than 2 (two) years from the date of approval of the last of the reserved matter to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and because the application is for outline planning permission only and the particulars submitted are insufficient for consideration of details mentioned.

- 02 Two off-street parking spaces per dwellinghouse shall be permanently retained for future occupiers of the dwellinghouse.

Reason: To ensure that satisfactory off-street parking is provided in the interests of residential amenity and highways efficiency and safety, in accordance with the National Planning Policy Framework, Core Strategy Policy KP2 and Policy DM15 of the Development Management Document.

- 03 A scheme detailing how at least 10% of the total energy needs of the development will be supplied using on site renewable sources shall be submitted to and agreed in writing by the Local Planning Authority and implemented in full prior to the occupation of the dwellinghouses. This provision shall be made for the lifetime of the development.

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy, the Design and Townscape Guide (SPD1) and Development Management Document Policy DM2.

- 04 Demolition or construction works shall not take place outside 07:30 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect residential amenity and general environmental quality in accordance with Core Strategy Policies KP2 and CP4 and Policy DM2 of the Development Management Document.

- 05 No burning of construction or demolition waste is to take place on the site.

Reason: To protect the amenities of neighbouring properties and general environmental quality in accordance with Core Strategy Policies KP2 and CP4 and Policy DM1 of the Development Management Document.

- 06 Prior to first occupation of the development hereby approved details of the water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting.

Reason: To minimise the environmental impact of the development through efficient use of water in accordance with the National Planning Policy Framework, DPD1 (Core Strategy) policy KP2, DPD2 (Development Management Document) policy DM2 and SPD1 (Design and Townscape Guide).

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. The detailed analysis is set out in a report on the application prepared by officers.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

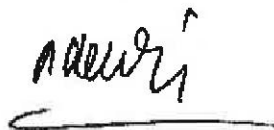
PLEASE NOTE

- 01 The applicant is advised that any reserved matters submission will need to ensure that it overcomes the following concerns and considers a revised design in respect of the appearance of the dwellinghouses, that the internal floorspace standards are increased to ensure that they meet the DCLG Technical Housing Standards, and that the development is redesigned to ensure that it does not have a detrimental impact upon the amenities of the neighbouring occupier at no. 32 Avon Way.
- 02 Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found on the Council's website at www.southend.gov.uk/cil
- 03 The applicant is advised that separate consent of the Local Highways Authority would be required for works to the vehicular crossovers.
- 04 The applicant is advised that in order to meet the required garage sizes they would need to be increased to have an internal dimension of 3m x 7m as set out in Policy DM15 of the Development Management Document.

You are advised that the development hereby approved may require approval under Building Regulations. Our Building Control Service can be contacted on 01702 215004 or alternatively visit our website for further information.

http://www.southend.gov.uk/info/200011/building_control

If this application relates to a new residential development or a residential conversion, you are requested to contact Street Naming and Numbering at Southend-on-Sea Borough Council, Victoria Avenue, Southend on Sea, Essex SS2 6ER Tel: 01702 215003 email: council@southend.gov.uk regarding the approval and registering of new addresses and the issue of new postcodes.



Andrew Lewis
Corporate Director for Place

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

1. Conditional Planning Permission

(a) An applicant aggrieved by the decision of the Borough Council to grant permission, approval of reserved matters or listed building consent, subject to conditions may APPEAL to the Secretary of State for Communities and Local Government in accordance with Section 78(1) of the Town and Country Planning Act 1990 WITHIN SIX MONTHS OF THE DATE OF THIS NOTICE (12 WEEKS FOR HOUSEHOLDER APPEALS). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Council otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. He/she does not in practice refuse to entertain appeals solely because the decision of the Council was based on a direction given by him/her.

(b) If permission, approval or listed building consent is granted subject to conditions whether by the Council or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he or she may serve on the Council a PURCHASE NOTICE or LISTED BUILDING PURCHASE NOTICE requiring the Council to purchase his or her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Sections 32 to 37 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

(c) In certain circumstances a claim may be made against the Council for COMPENSATION where permission, approval or listed building consent is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 and Section 27 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

NB. Where consent is given to demolish all or part of a listed building the applicant's attention is drawn to Section 8 of The Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the Council) until notice of the proposal has been given to the Royal Commission on Historic Monuments, National Monuments Record Office, Kemble Drive, Swindon, Wilts SN2 2GZ and the Commission have subsequently been given reasonable access to the building for at least one month following the grant of consent or have stated that they have completed their record of the building or that they do not wish to record it.

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APPEALS MUST BE MADE IN WRITING TO THE SECRETARY OF STATE VIA THE PLANNING INSPECTORATE.

Forms are available from:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN
Telephone: 0117 372 8000
www.planning-inspectorate.gov.uk

You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.

Along with the appeal forms, appellants must send to the Secretary of State (and a set to the Council) copies of:

- (i) the application made to the Council
- (ii) all relevant plans, drawings, particulars and documents submitted with the application including any certificate of ownership
- (iii) the notice of decision
- (iv) all other relevant documents and correspondence with the Borough Council.

WARNING

THIS PERMISSION, CONSENT OR CERTIFICATE IS VALID ONLY FOR THE PURPOSE SPECIFIED BEFORE ACTING ON IT YOU ARE ADVISED TO CHECK THAT ANY SEPARATE CONSENT REQUIRED, PARTICULARLY UNDER THE BUILDING REGULATIONS, HAS BEEN OBTAINED. IN ADDITION IF ANY PROPERTY INVOLVED IS A LISTED BUILDING THEN SEPARATE LISTED BUILDING CONSENT AND PLANNING PERMISSION MAY BE NECESSARY.

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