



STANFORDS

7 Bonham Close

Clacton

CO15 4AZ

The demolition of the existing double garage and its proposed replacement with a new single user supported living accommodation 'annex' building (Class C3(b) use)

Planning Statement



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1.0 Introduction

1.1 This Planning Statement is prepared on behalf of AB Patel Investments Ltd and is submitted in support of a householder application seeking planning permission for a new single user supported living accommodation 'annexe' building (Class C3(b) use) comprising a single bedroom, bathroom, kitchen and living area following demolition of the existing garage at 7 Bonham Close, Clacton, CO15 4AZ.

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

2.0 Site and Surroundings

2.1 The property is a detached mid-to-late twentieth century bungalow, sited on a corner plot at the junction of Bonham/Catherine Close. The prevailing form of development within the immediate and wider locale are single storey bungalows. The bungalows are typically constructed in either engineered red brick or yellow stock brick and all have interlocking cement-tiled roofs.

2.2 Entrance to the property is to the west elevation which fronts Bonham Close, the boundary treatment comprising a stepped level brick wall. Soft landscaping is limited, however there is ample provision for landscaping due to the presence of a number of flower beds. The west elevation also comprises brick wall which delineates the front from rear gardens. The east elevation comprises off-street parking and the garage and the residential gardens wrap around the east/south elevations.

2.3 The site is flat and does not contain any trees of any note. Whilst a transient looking addition appears in older photos of the east elevation of the property; this structure is no longer in situ.

2.4 Bonham Close is part of a very much wider established residential area of the town, forming the Settlement Boundary for Clacton.

3.0 Proposed Development

- 3.1 The bungalow on the site is currently being used as a live-in care facility (Class C3(b) use) whereby one full-time live-in carer currently looks after one single resident with special needs that requires full-time care on a 24/7 basis. Due to their circumstances, residents cannot share the same living environment and hence this separate annexe accommodation is being applied for which would mean that the existing full time live-in carer will also be able to look after another resident.
- 3.2 The annex would be sited in a similar position to the existing garage; it would be 5.1m wide and 11.5m deep, eaves would be in the region of 2.6m with an overall ridge just in excess of 4.7m. Separation distances of 1m are proposed to each of the side elevations and just over 3.7m to the rear (south) elevation. Externally it is proposed that construction materials will match to the existing dwelling with the front (north) elevation having a 'feature' render panel which will correlate with the host dwelling.
- 3.3 We are mindful that the separate building has the potential to be used as a separate dwelling, this is not our intention and we would be happy for a planning condition to be added to any approval to specifically state that this building is purely to be used in conjunction with the main house and never to be split in title separately from the main dwelling. In fact, this application mirrors the type of development submitted for 39 Lake Walk, Clacton under approval 22/02089/FULHH.
- 3.4 This submission proposes the demolition of the existing garage and a new single user supported living accommodation 'annexe' building (Class C3(b) use) comprising bedroom, bathroom, kitchen and living space. Existing hardstanding parking for one vehicle is shown to be retained in front of the building as are existing access arrangements.

4.0 Policy Context

National Guidance

4.1 The National Planning Policy Framework advises that in determining planning applications for residential development, local planning authorities should take into account the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development' and that development which is sustainable can be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than a barrier.

Local Guidance

4.2 The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

Relevant Section 1 Policies:-

Policy SP 1	Presumption in Favour of Sustainable Development
Policy SP 3	Spatial Strategy for North Essex
Policy SP 7	Place Shaping Principles

4.3 In line with Paragraph 11 of the National Planning Policy Framework (NPPF) 2023, Section 1 Policy SP1 requires that, when considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. They will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- 4.4 In Tendring District the spatial hierarchy promotes growth in settlements that are the most accessible to the strategic road network, public transport and offer a range of services. Existing settlements will be the principal focus for additional growth across the North Essex Authorities area within the Local Plan period. Development will be accommodated within or adjoining settlements according to their scale, sustainability and existing role both within each individual district and, where relevant, across the wider strategic area. Policy SP3 of Section 1 of the 2013-2033 Local Plan sets out the spatial strategy for North Essex and directs growth towards existing settlements. The application proposed is for works to a property which is inside the Settlement Boundary of Clacton; as the application is works to a domestic property the principle of the development is automatically considered acceptable.
- 4.5 Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context, and to protect the district's landscape and the quality of existing places and their environs. Policy SP7 also requires that the amenity of existing and future residents is protected. There are two openings in the west flank elevation of No. 19 Catherine Close and one high level opening in the north elevation of the extension to 8 Bonham Close. Not only are all of these openings likely to be secondary openings but the scale of the development is limited to single storey only. As such the proposed works are minimal in nature and will have nominal impact on any amenities (light, overbearing, loss of privacy) enjoyed by the existing or proposed occupants of these properties.

Relevant Section 2 Policies:-

Policy SPL 1	Managing Growth - Settlement Hierarchy
Policy SPL 2	Settlement Development Boundaries
Policy SPL 3	Sustainable Design
Policy LP10	Care, Independent Assisted Living

- 4.6 Policy SPL2 of the Adopted Local Plan defines Clacton as the principal town within the District where development is considered appropriate within the development boundaries. In this instance the site is shown to be within the defined settlement boundary as shown upon the adopted Local Plan.

4.7 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. As per Section 1 Policy SP7, while there are neighbouring residential properties adjacent to the east and west of the application site, the proposed works are minimal in nature and will have nominal impact on any amenities (light, overbearing, loss of privacy) enjoyed by the existing or proposed occupants of these properties.

4.8 The Local Plan encourages development of care, independent and assisted living homes in appropriate locations. Policy LP10 of the adopted Local Plan states that the Council will support proposals for care, independent and assisted living in sustainable locations to meet the care needs of future generations and to generate growth in this sector. The existing bungalow is already being used for care purposes as a live-in care facility (Class C3(b) use). It benefits from a permitted change from Class C3(a) - use by a single person or single household to a dwelling whereby one fulltime live-in carer currently looks after up to six people living together as a single household. The proposal, in providing additional care support at the property, would be consistent with the aims and objectives of Policy LP10 at this sustainable location, subject to the annex remaining ancillary to the main dwelling.

5.0 Conclusion

5.1 In conclusion, it is considered that the proposed development, which simply comprises a detached annex, will ensure the following: -

- a development – the principle of which is supported by local and national planning policies
- a development which relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials,
- a development which will not affect the amenities of neighbouring occupants through loss of light, aspect, overlooking, noise and disturbance
- a development which will not result in a shortfall of off-street parking

As such, the development should be embraced by the Council in accordance with its adopted policies.