



Development Management, Civic Offices, New Road,
Grays, Essex, RM17 6SL

Town and Country Planning Act 1990
(as amended) Town and Country Planning
(Development Management Procedure)(England) Order 2010

Applicant:		Application Ref:	21/00197/HHA
Agent:	Mr D Gibson Studio Charrette The Clubhouse 50 Grosvenor Hill London W1K 3QT England	Date Accepted:	10th February 2021
		Date of Decision:	20th April 2021

Grant of Full Planning Permission

Development at:

Proposal: Formation of new vehicular crossover to access the highway, and hardstanding to the frontage.

Planning permission is granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:

Approve, with no conditions.

Reasons for Granting Consent:

In granting consent the Council has taken into account all relevant planning considerations and matters arising from comments from statutory consultees and public representations.

Policies that were taken into consideration when determining this application:

- NPPF - National Planning Policy Framework
- CSTP22 - Thurrock Design
- PMD1 - Minimising Pollution and Impacts on Amenity
- PMD2 - Design and Layout
- PMD8 - Parking Standards
- PMD9 - Road Network Hierarchy



Assistant Director Planning, Transport And Public Protection
Date: 20th April 2021

Informative(s):-

- 1 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 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.

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

- 3 It is necessary to outline that as the hardsurfacing area would exceed coverage in excess of 1sqm, the surfacing used should be of a permeable material to prevent flood risk or pollution. Suitable drainage should be incorporated into the design. The link below offers further guidance on this matter.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

Important Information

1. This notice relates only to the requirements for planning permission under the Town and Country Planning Act 1990 (as amended). You may require consent from other statutory regulators before commencing with this development. **In particular you may require permission under the Building regulations. You must therefore contact the Building Control Division at this Council as soon as possible**
2. The applicant is reminded that under the Wildlife and Countryside Act 1981 (section 1) it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. The RSPB publish a booklet "Wild Bird and the Law". English Nature also produce Guidance Notes relating to Local Planning and Wildlife Law – both of which are useful.

BUILDING CONTROL

You have been granted Planning permission for your project, but what next?

You may need to complete your project in line with the Building Regulations. Building control is the process which checks that this is carried out and that your finished project is safe, sound and energy efficient.

Who needs building control and why?

We will work with you to ensure you meet regulations and on completion of works, we will issue a completion certificate which you will need when you come to sell your home. If you are not sure if you need Building Regulations approval then please contact us on the details below.

Website: <https://www.thurrock.gov.uk/buildingcontrol>

E-mail: Building.control@Thurrock.gov.uk

Phone: 01375 652655