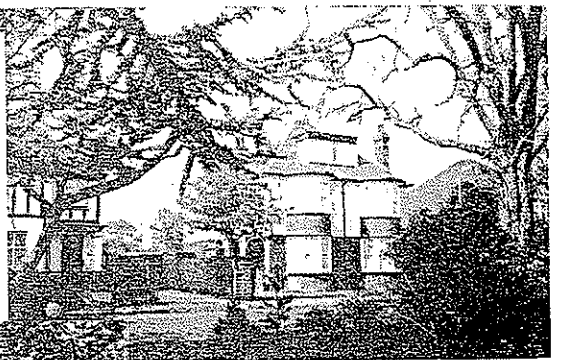


# The Gardens Clacton Area of Special Character



## FOREWORD

This planning policy statement was adopted by Tendring District Council as supplementary planning guidance on January 29th 1990. It is intended to provide detailed guidance for the future planning of the "Gardens Area" of East Clacton to supplement existing planning policies of the district planning authority.

This policy statement will be a major material consideration in the determination of planning applications within the Gardens Area. Its primary intention will be to safeguard the identified special character of the area.

THE GARDENS, CLACTON -  
AREA OF SPECIAL CHARACTER

THE AREA'S SPECIAL CHARACTER

Although not designated as a Conservation Area, the district planning authority nevertheless considers that the "Gardens Area" of Clacton, as defined on the enclosed plan, is an area of special environmental character which warrants a local planning policy to provide additional protection against inappropriate forms of development.

The four roads comprising the "gardens area" were laid out in the 1920's and 1930's along formal lines as a residential area of high quality enhanced by seven acres of long formal public gardens containing mature trees. These gardens separate parallel street blocks comprising of nineteen acres of large dwelling plots. The 120 existing properties within the area are characterised by large, mostly inter-war, single family detached residences on generous frontages. This combination of formal public gardens, large detached houses has resulted in a sedate residential area of arcadian character unique in the Clacton area.

Policy Criteria

- (i) DEVELOPMENT SHALL HAVE PARTICULAR REGARD TO THE SPECIAL CHARACTER AND APPEARANCE OF THE GARDENS AREA OF EAST CLACTON, AS DEFINED ON THE ENCLOSED PLAN. THE FOLLOWING POLICY GUIDELINES WILL BE APPLIED TO SAFEGUARD THE AREA'S INTRINSIC CHARACTER.

## DESIGN OF NEW DEVELOPMENT

The district planning authority considers that the unity of this area would be lost if its existing character did not influence the design of new development. Consequently, whilst new building works are bound to involve changes, these should be well designed and in sympathy with existing development and the character of the area. In the case of alterations and extensions, these should closely relate to the design and appearance of the existing building.

### Policy Criteria

- (ii) NEW DEVELOPMENT SHALL BE WELL DESIGNED, REFLECTING THE HEIGHT, MASS AND SCALE OF ADJOINING DWELLINGS AND GENERALLY CONFORMING TO THE EXISTING BUILDING LINE. BUILDING EXTENSIONS SHOULD USE MATCHING MATERIALS, AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE EXISTING BUILDING.

### STOREY HEIGHTS

Housing within the Gardens Area is almost exclusively of two or, very exceptionally, three storeys in height. The very few existing bungalows within the area appear generally incompatible in mass and height with neighbouring properties and introduce an inappropriate horizontal emphasis. For this reason further single storey housing will not normally be permitted within this area.

### Policy Criteria

- (iii) SINGLE STOREY HOUSING WILL NOT NORMALLY BE PERMITTED.

## HOUSING DENSITY AND REDEVELOPMENT

The density of existing development varies between three and eight dwellings per acre (1.2 to 3.3 dwellings per hectare) net residential density within street blocks, the lower density on Connaught Gardens East. Plot frontages generally range between 40 feet (12.3m) and 140 feet (43.0m) in width.

The district planning authority considers that this existing housing density should generally be reflected in any new development if a gradual erosion of the area's special character is to be avoided. Consequently, new dwellings will only be acceptable on sites the size and shape of which are capable of accommodating buildings which will not adversely affect the established character of the area. In particular, development proposals which would create a cramped appearance between existing buildings will be refused as will any scheme which proposes redevelopment other than frontage housing.

### Policy Criteria

- (iv) NEW DEVELOPMENT WILL GENERALLY CONFORM TO THE EXISTING DENSITY OF DEVELOPMENT AND AVOID PROPOSALS WHICH WOULD RESULT IN A CRAMPED OR INCONGRUOUS APPEARANCE IN THE STREET SCENE. THE DEMOLITION OF EXISTING PROPERTY WILL NOT CREATE ANY PRESUMPTION IN FAVOUR OF MORE INTENSIVE REDEVELOPMENT.

## PROPOSALS FOR FLATS

Proposals for redevelopment as flats or subdivision of existing properties will be strongly opposed within this area of large single family detached housing. Purpose-built flats would create an inappropriate form of development of high density relative to the rest of the area and, as examples on the edge of the area show, would lack general harmony with other properties in the gardens. Both new flats and subdivision of existing property would also result in an intensity of residential use and car parking which would have an adverse effect on the area's sedate character and the amenities of neighbouring residents, setting an unfortunate precedent for other properties and dwelling plots.

### Policy Criteria

- (v) FLATS WILL NOT NORMALLY BE PERMITTED EITHER AS NEW DEVELOPMENT OR THROUGH THE SUBDIVISION OF EXISTING PROPERTIES.

### NON RESIDENTIAL USES

In considering changes of use to non-residential purposes, the main determining factor will be that the residential appearance and character of a property as a single dwellinghouse should remain unchanged and that consequently there would be no adverse effect on the character of the area. In relation to this guidance, proposals for institutional uses will be considered on their merits but commercial uses will clearly not be appropriate.

Policy Criteria

- (vi) ONLY WHERE BOTH THE SEDATE RESIDENTIAL CHARACTER OF THE AREA AND RESIDENTIAL APPEARANCE OF A PROPERTY AS A SINGLE DWELLING REMAIN UNAFFECTED, MAY PERMISSION FOR CHANGES OF USE TO NON-RESIDENTIAL USES BE EXCEPTIONALLY PERMITTED. COMMERCIAL USES, INCLUDING PRIVATE HOTELS, GUESTHOUSES AND OFFICES WILL NOT BE CONSIDERED APPROPRIATE.

PLANTING AND OPEN SPACE

The area's environment is greatly enhanced by the formal public gardens, tree-lined avenue of Albert Gardens and some mature trees in private gardens. The existing public open space will continue to be safeguarded and tree preservation orders made on finer trees in the area, wherever desirable in the interests of visual amenity. Any new buildings should be sited with the object of preserving existing trees as much as possible and landscaping schemes will be required in appropriate cases.

Policy Criteria

- (vii) THE EXISTING AREAS OF AMENITY OPEN SPACE WILL BE SAFEGUARDED AND MAINTAINED. FINER TREES IN THE AREA WILL BE CONSIDERED FOR PROTECTION BY TREE PRESERVATION ORDERS. A LANDSCAPING SCHEME WILL, IN APPROPRAITE CASES, BE REQUIRED AS AN INTEGRAL PART OF NEW DEVELOPMENT.

OTHER PLANNING POLICIES

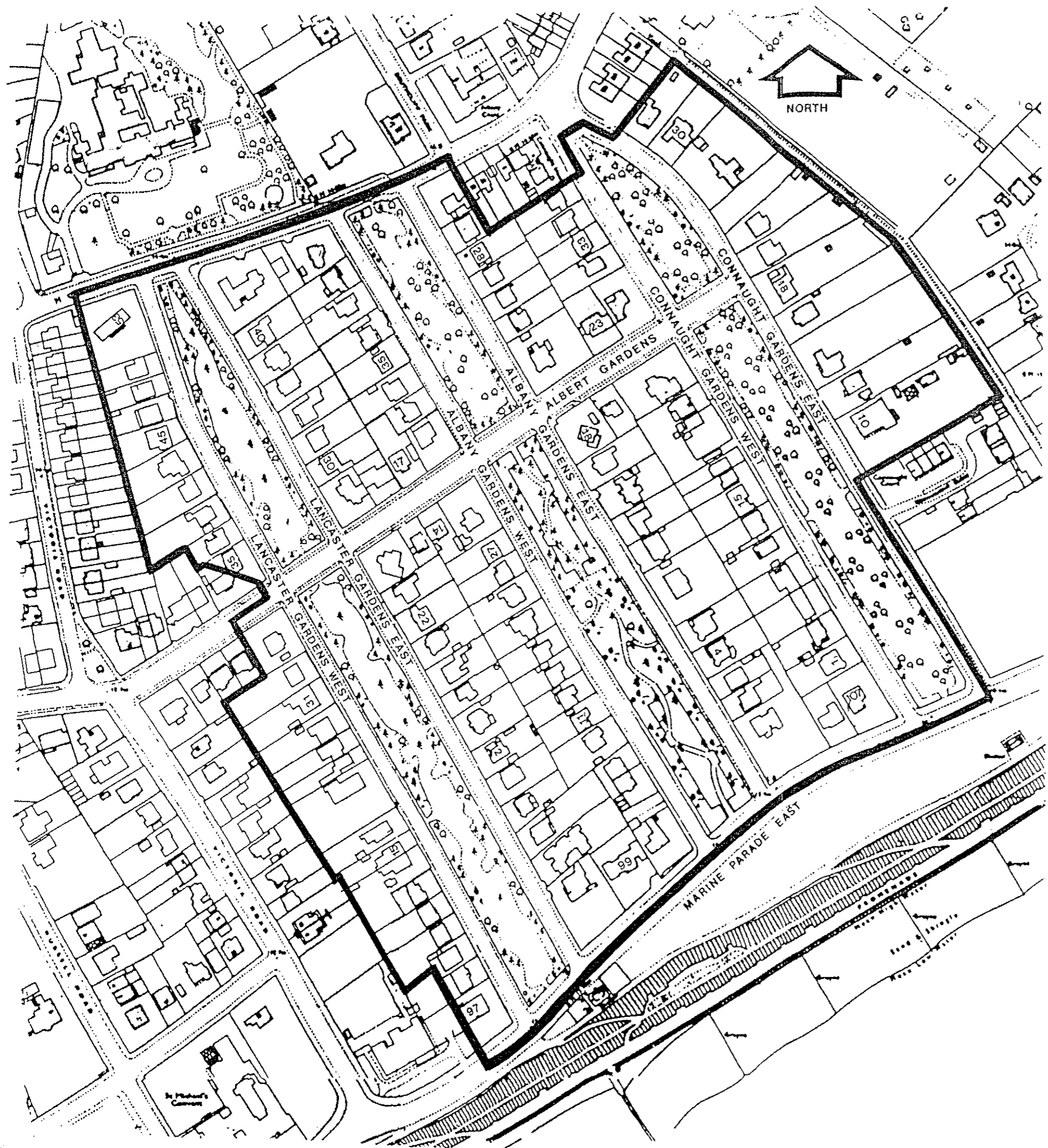
This policy statement supplements other existing planning policies of the district planning authority.

Policy Criteria

- (viii) DEVELOPMENT PROPOSALS SHALL ADDITIONALLY HAVE REGARD TO OTHER PLANNING POLICIES OF THE DISTRICT PLANNING AUTHORITY, AS APPROPRIATE, INCLUDING INFILL AND SIDE ISOLATION POLICIES AND CAR PARKING STANDARDS.



# THE GARDENS



**—** Area of Special Character

FORWARD PLANNING & CONSERVATION SECTION  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
TENDRING DISTRICT COUNCIL  
WEELEY  
CLACTON ON SEA  
ESSEX

**Date: May 1990**

Department  
of  
Planning & Economic Development

