

Your Ref: 17/0587/FUL  
Our Ref: HT/TPD/SD/CPT/0587/17  
Date:- 24<sup>th</sup> July 2017  
Site file: 29195



CC: (by email) Cllr Peter May– ECC  
SMO3

Andrew Cook  
Director for Highways and Transportation

To: Sophie Adams  
Regeneration and Homes  
Castle Point Borough Council  
Council Offices  
Kiln Road  
Thundersley  
Benfleet  
Essex SS7 1TF

County Hall  
Chelmsford  
Essex CM1 1QH

## Recommendation

Application No. 17/0587/FUL

Applicant Mr Elias

Site Location 9 Castle View Road Canvey Island Essex SS8 9FB

Proposal Garage conversion, single storey rear extension, front porch infill extension and loft conversion including hip to gable extensions, rear dormer, front rooflights and other external alterations

**From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:**

1. The existing vehicular access shall be widened as shown in principle in the planning drawing CAD/PP/17151/002 Rev C. The width of the access at its junction with the highway shall not exceed 7 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.  
**Reason:** To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1.
2. The provision of two on-site vehicular parking spaces. Each parking space shall be 2.9m x 5.5m in accordance with current parking standards.  
**Reason:** To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with policy DM1.
3. There shall be no discharge of surface water from the development onto the Highway.  
**Reason:** To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.
4. No unbound material shall be used in the surface treatment of the car parking areas.  
**Reason:** To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

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5. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

**Reason:** To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

**Notes:**

- All works affecting the highway to be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be addressed for the attention of the Development Management Team at SMO3, Essex Highways, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, CM13 3HD or emailed to [development.management@essexhighways.org](mailto:development.management@essexhighways.org)



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pp Director for Operations: Environment and Economy  
Enquiries to Alice Saitch  
Telephone: 03330130707  
Email: [alice.saitch@essex.gov.uk](mailto:alice.saitch@essex.gov.uk)