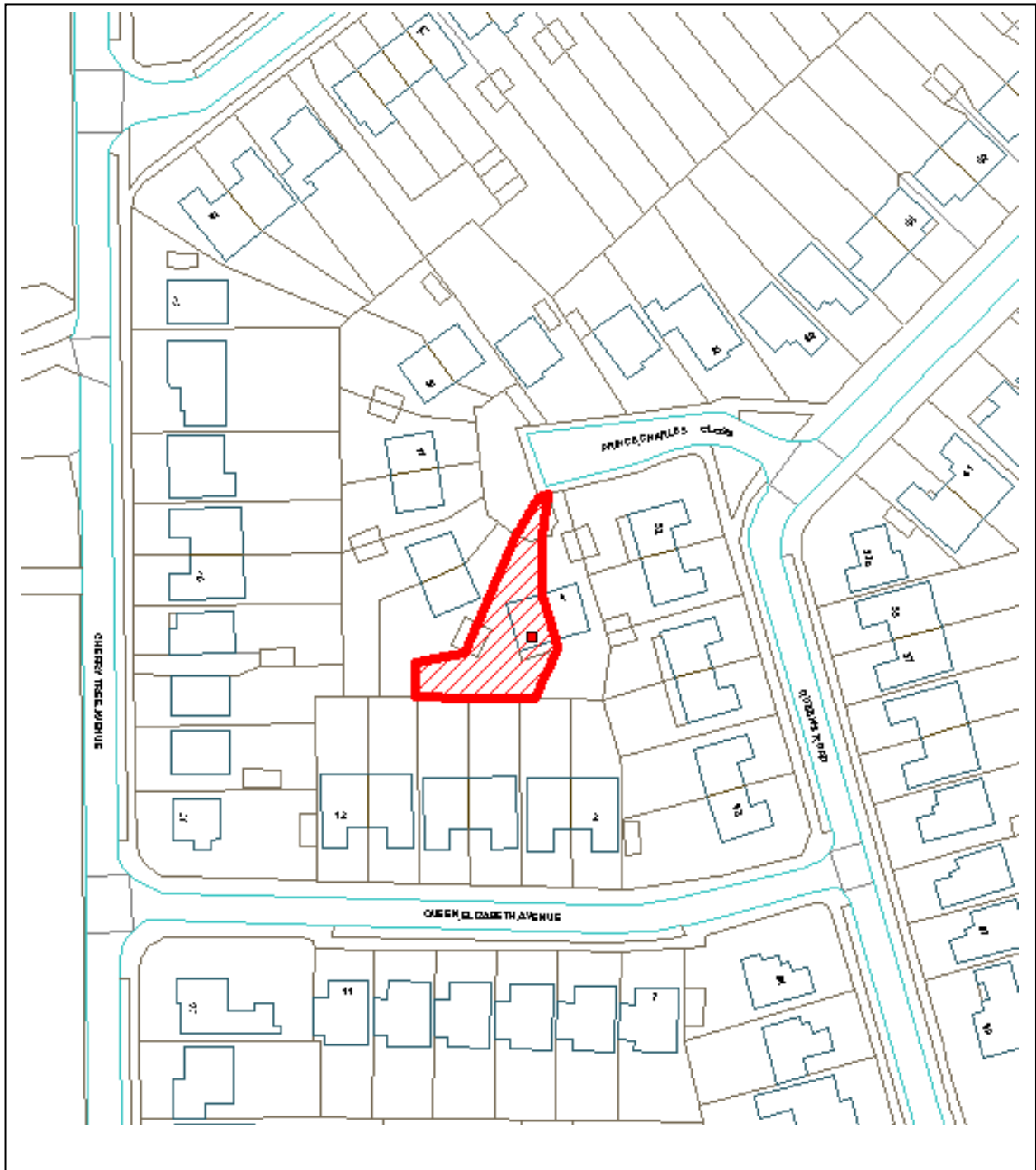


PLANNING COMMITTEE

26 JULY 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

A.10 PLANNING APPLICATION - 11/00682/FUL - 3 PRINCE CHARLES CLOSE, CLACTON ON SEA, ESSEX, CO15 1AE



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Application:	11/00682/FUL	Town / Parish: Clacton Non Parished
Applicant:	Mr and Mrs J Green	
Address:	3 Prince Charles Close Clacton On Sea Essex, CO15 1AE	
Development:	Proposed addition to house.	

1. **Executive Summary**

- 1.1 This application is brought before Members at the request of Councillor Griffiths due to the concerns raised by the occupiers of the adjoining neighbour.
- 1.2 The application is for a single storey rear extension with a lantern light and adjoining conservatory extending the full width of the property with a depth of approximately 4 metres.
- 1.3 Due to the orientation of the property and the size and position of the neighbour's existing extension, the proposal will not be materially harmful to residential amenities.
- 1.4 In the absence of any material adverse impact resulting from the development, the local planning authority conclude that the proposals accord with the provisions and policies of the development plan as applicable to it and the application is therefore recommended for approval.

Recommendation: Approve

Conditions:

- Time limit
- Approved plans

Reason for approval:

In approving this application, the local planning authority has taken account of all planning considerations material to its determination, particularly the impact on residential amenities and the representations made by the adjoining neighbour at 1 Prince Charles Close. Due to the orientation of the property and the size and position of the neighbour's existing extension, the proposal will not be materially harmful in terms of residential amenity. In the absence of any material adverse impact resulting from the development, the local planning authority conclude that the proposals accord with the provisions and policies of the development plan as applicable to it.

2. **Planning Policy**

Tendring District Local Plan 2007

- | | |
|------|--|
| QL9 | Design of New Development |
| QL10 | Designing New Development to Meet Functional Needs |
| QL11 | Environmental Impacts and Compatibility of Uses |
| HG14 | Side Isolation |
- Core Strategy and Development Policies Proposed Submission Draft

3. Representations

3.1 1 letter of objection has been received from the adjoining neighbour at 1 Prince Charles Close detailing concerns which are summarised and addressed as follows;

- Height and glass top of the main structure above height of my extension roof. Certain possibility that light from this could reflect into my back bedroom.

The lantern is over 2 metres away from the rear first floor bedroom window (highest point of 3.7 metres is over 2.5 metres away) due to this distance and the oblique angle at which the lantern is positioned in relation to this window the materially harmful reflection of light is not possible.

- Large and out of keeping with existing building line.

The proposed extension is single storey, approximately 30cm higher and 80cm deeper than the neighbour's existing extension. The proposal therefore relates satisfactorily to the existing property and surroundings in terms of size and is therefore not large or out of keeping.

- Will cause difficulties with external maintenance.

There is limited space between the existing conservatory and the existing neighbouring extension. The proposal will not worsen the current situation.

- Difficult for construction being too near to existing property boundaries.

This is not a material planning consideration.

- Plans do not show structure in relation to existing building.

There is enough information provided with the application to make the necessary assessments.

- A solid wall to the western boundary will have a serious effect and deprive the natural daylight currently enjoyed at the rear of this property by a third.

The proposal extends only approximately 80cm further back than the existing neighbour's extension. Due to the orientation of the property and the proposed extension being angled away from the boundary (following the angle of the boundary line) there will be no impact on daylight.

- Will have the effect of devaluing this property.

This is not a material planning consideration.

4. Assessment

4.1 The main planning consideration is the impact on the residential amenities of the adjoining neighbour at number 1 Prince Charles Close.

4.2 Due to the orientation of the property and the size and position of the neighbour's existing extension the proposal will not be materially harmful in terms of residential amenity.

Background Papers

None.