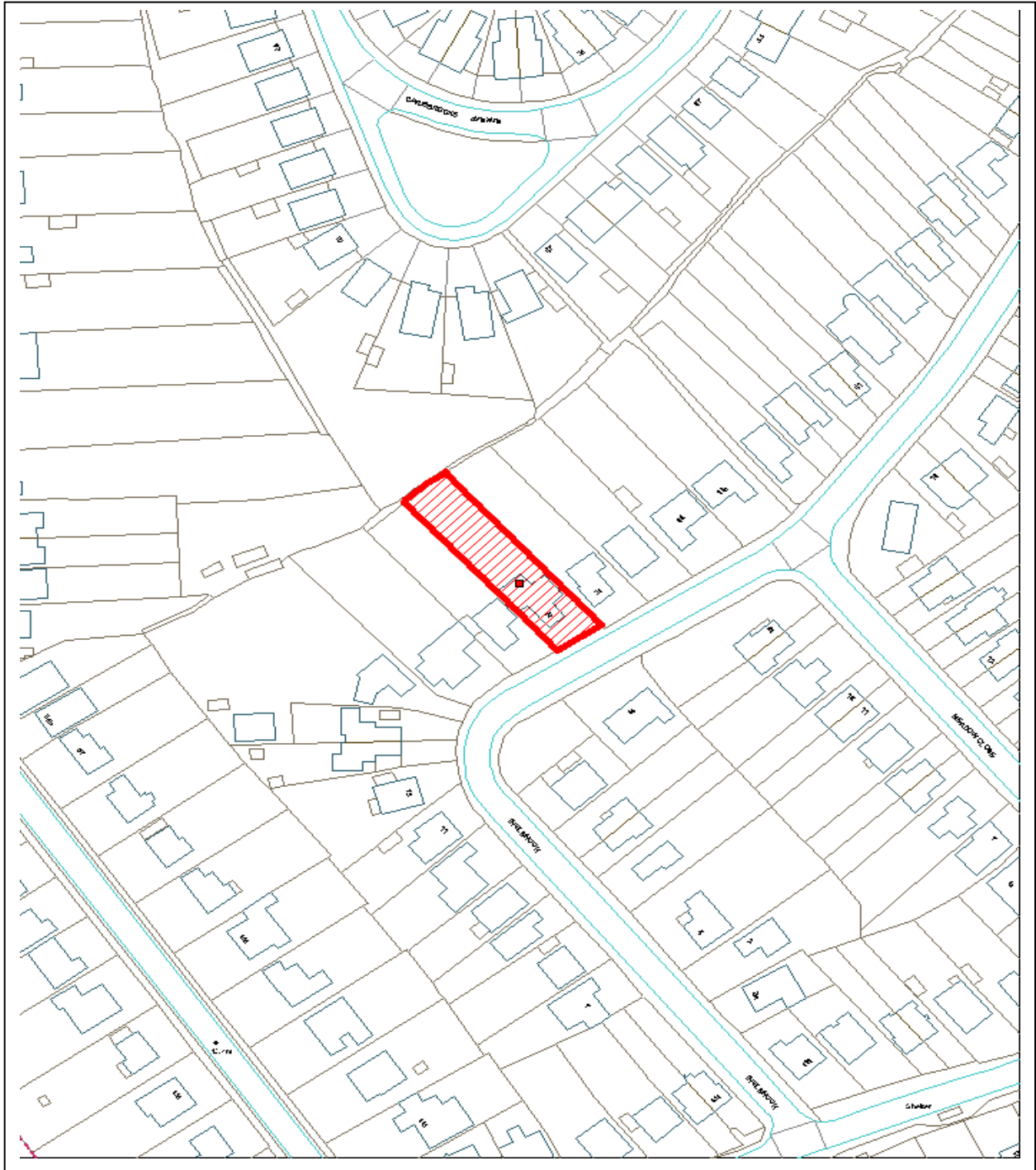


PLANNING COMMITTEE

15 NOVEMBER 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

**A.5 PLANNING APPLICATIONS - 11/01137/FUL - HAKUNA MATATA , 27
INGLENOOK, CLACTON ON SEA, CO15 4SL**



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Application:	11/01137/FUL	Town / Parish: Clacton Non Parished
Applicant:	Mr & Mrs H Bishop	
Address:	Hakuna Matata 27 Inglenook Clacton On Sea, CO15 4SL	
Development:	Single storey rear extension and replacement garage.	

1. Executive Summary

- 1.1 This application is brought before Members as the Applicant is a member of the Planning Department.
- 1.2 This extension is in accordance with the policies of the Development Plan, and its design ensures that the impact on the neighbour is minimised and is satisfactory.

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 neighbour at 25 Inglenook.

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.

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

- | | |
|-----|---------------------------|
| DP1 | Design of New Development |
|-----|---------------------------|

3. Consultations

There are protected trees within the site and on adjacent land. The Principal Tree and Landscape Officer has confirmed that the development will not have an adverse impact on the protected trees.

4. Representations

4.1 1 letter of objection has been received from the neighbour at number 25 Inglenook detailing concerns that are summarised and addressed as follows;

- Height and length of the proposed garage directly on the boundary - will cause light deprivation to my bathroom, kitchen and side door.

4.2 The side facing windows of number 27 are opposite the existing garage. The height of the eaves of the proposed garage are no higher than the overall height of the existing flat roof garage. At its highest point the extension will be approximately 2.5 metres away from the facing elevation of the neighbouring property. Due to the orientation of the extension to the north-east of the objector's property there is minimal effect on direct sun light to this side of the property. The main kitchen window is to the rear of the property and the expectation of light to a secondary window, side door and bathroom and toilet are lower than a main living area. For these reasons and due to the pitched roof being single storey and angled away from the neighbouring boundary the proposal will not be materially harmful.

- Extra water run-off of rain water from a much larger roof.

4.3 As the majority of the area where the proposed extension is to be erected is already hard surfaced, there is no material change to the existing. Furthermore, 'Drawing no. 01' submitted with the application states that rainwater is to be taken to a new soakaway.

5. Assessment

5.1 The main planning consideration is the impact on the residential amenities of the neighbouring properties numbers 25 and 29 Inglenook.

5.2 The application is for a single storey rear pitched roof extension and replacement pitched roof garage. Together they will extend the full width of the property with an overall depth of approximately 4 metres (an additional 2 metres to the existing arrangement of the garage and sun-lounge to be replaced).

5.3 The replacement garage is located on the neighbouring boundary with number 25 Inglenook with its side facing windows opposite the existing garage at number 27 Inglenook. The height of the eaves of the proposed garage are no higher than the overall height of the existing flat roof garage. Due to the orientation of the property and the pitched roof being angled away from the neighbouring boundary the proposal will not be materially harmful to residential amenities of the occupiers of number 25 Inglenook.

5.4 The neighbouring property to the east, number 29 Inglenook, is positioned slightly further forward than the application site with a rear conservatory extension already affected by number 27 Inglenook itself. The property is separated from the application site by its driveway and the proposed extension retains a 1 metre distance to this neighbouring boundary. Therefore, due to this distance and the pitched roof being angled away, the proposal will not be materially harmful to residential amenities of the occupiers of number 29 Inglenook.

5.5 The extension has been designed with its triple gabled roof to keep the extension low in height therefore minimising the impact on the neighbouring amenities.

Background Papers.

None.