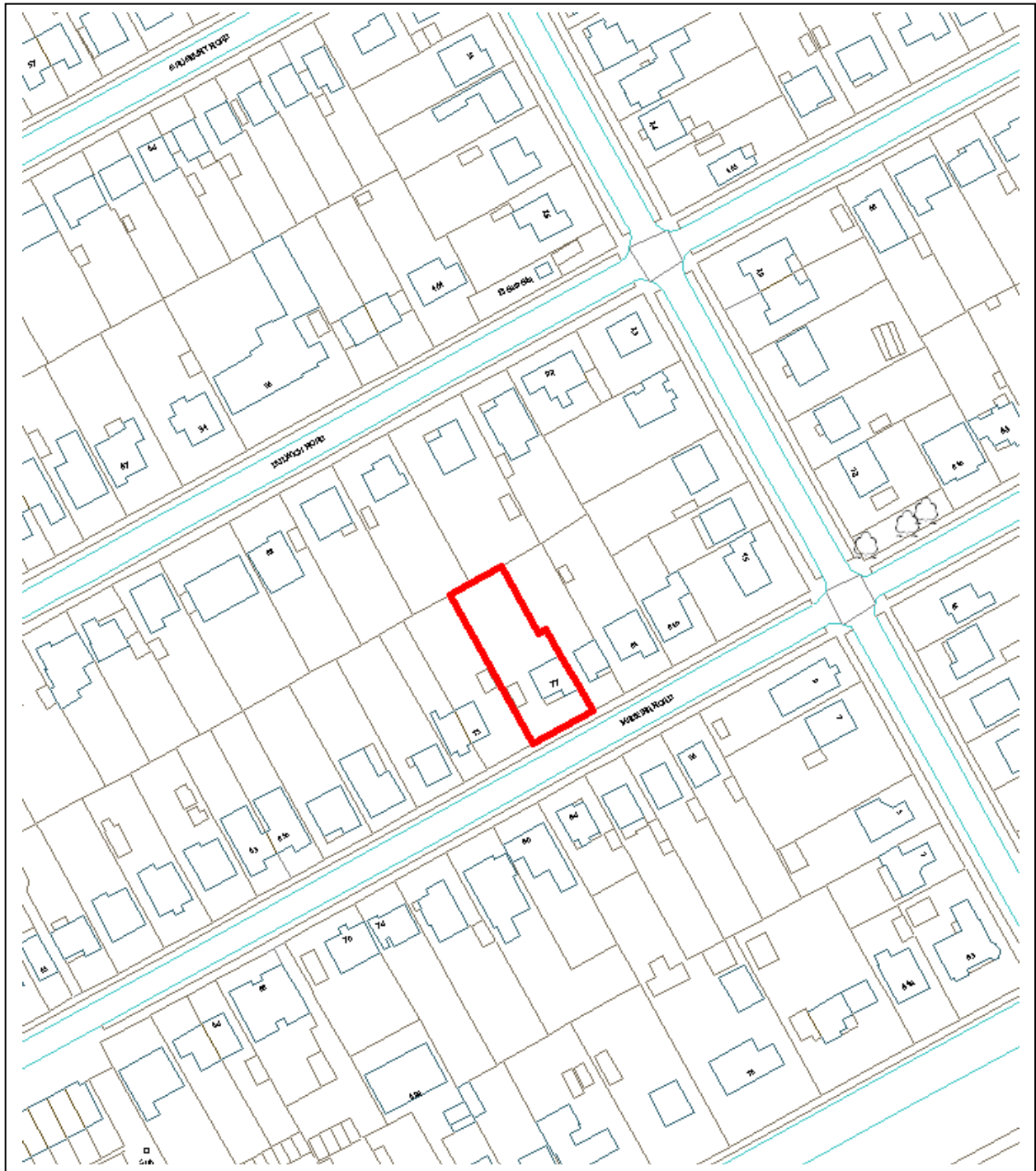


PLANNING COMMITTEE

18 JUNE 2013

REPORT OF THE HEAD OF PLANNING

A.2 PLANNING APPLICATIONS - 13/00384/FUL - 77 MADEIRA ROAD HOLLAND ON SEA, CLACTON ON SEA, CO15 5NE



DO NOT SCALE

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Application:	13/00384/FUL	Town/Parish: Clacton Non-Parished
Applicant:	Mr and Mrs D Rendle	
Address:	77 Madeira Road, Holland-on-Sea, Clacton-on-Sea, CO15 5NE	
Development:	Extension and alterations	

1. **Executive Summary**

- 1.1 Councillor J Broderick has requested that this application be determined at Planning Committee due to traffic congestion issues.
- 1.2 Revisions have been made to the size and design of the application since the original submission. The report has been written based on the amended proposal.
- 1.3 The application proposes the erection of a two-storey side extension with a dormer window to the front and rear and single storey rear flat roof extension to accommodate an additional bedroom at first floor and a study, toilet, kitchen/diner and garden room and ground floor.
- 1.4 The site can satisfactorily accommodate extensions of this size, scale and design being in keeping and in proportion with the host dwelling, retaining adequate distance to neighbouring boundaries therefore resulting in no material harm to the visual or neighbouring amenity.

Recommendation: Approve

Conditions:

1. Standard time limit for commencement
2. Development in accordance with submitted plans

Reason for Granting Planning Permission:

In approving this application, the Local Planning Authority has taken account of all planning considerations material to its determination, particularly the impact on highways and residential amenities together with all representations made. In the absence of any material adverse impact resulting from the development, the Local Planning Authority conclude that the proposals accord with the provisions of the development plan as applicable to it.

2. **Planning Policy**

National Policy:

NPPF National Planning Policy Framework

Local Plan 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

Tendring District Local Plan - Proposed Submission Draft (2012)

SD9 Design of New Development

Other Guidance:

Essex County Council Car Parking Standards - Design and Good Practice

3. Relevant Planning History

05/00529/OUT	Division of site and extension to form a semi detached chalet bungalow.	Approved	14.07.2005
12/01019/FUL	Extension, alterations to 77 Madeira Road and new dwelling.	Withdrawn	23.11.2012

4. Consultations

4.1 The Highway Authority does not wish to object to the proposals as submitted.

Informative: No new or altered access is proposed.

5. Representations

5.1 Councillor J Broderick has requested that this application be determined at Planning Committee due to traffic congestion issues.

5.2 12 letters of objection have been received in total (some from the same address) and are summarised as follows (with the Officer response shown in italics):

- Intention is for a separate dwelling.
- Plans are misleading and can easily be changed into a separate dwelling.

The application is for extensions and alterations and not for a new dwelling and therefore cannot be considered as such. The floor plans show a link through to the existing house via the study and kitchen/garden room. Planning permission would be required for a new dwelling and any such application would be considered on its merits at the time of the application.

- Overdevelopment of the site and area.
- Look out of keeping and character.

These issues are considered in the 'Design and Impact' section of the main report below.

- Will increase and worsen the current traffic congestion and parking problems.
- Closing off of in and out driveway makes it more difficult to get out onto the road.
- Will result in overcrowding of this narrow road.

These issues are considered in the 'Highways' section of the main report below.

- Will be an invasion of privacy.

These issues are considered in the 'Impact on Residential Amenity' section of the main report below.

- Will devalue our properties.

This is not a material planning consideration.

- Close proximity building would cause problems to the foundations of my property.

This is a civil matter and not a material planning consideration.

- Will worsen the existing blocked drain problems.

This is not a material planning consideration and would be dealt with under building regulations.

6. Assessment

6.1 The main planning considerations are:

- Planning History;
- Policy Considerations;
- Design and Impact;
- Impact on Residential Amenity; and,
- Highways.

Description of Proposal

6.2 The application involves the erection of a two storey side extension with a dormer window to the front and rear and single storey rear extension to accommodate an additional bedroom at first floor and a study, toilet, kitchen/diner and garden room and ground floor. The rear extension will replace the existing rear extension and conservatory. The existing flat roof garage to the side of the property is to be removed to make way for the side extension.

6.3 It is noted that the plans show a dormer window to be inserted centrally into the rear elevation of the existing dwelling and the closing off of the existing in and out driveway leaving a single vehicular access. However, these elements do not require planning permission and are not being considered as part of this application.

Planning History

6.4 Outline permission was given on 14th July 2005 under planning reference 05/00529/OUT for 'Division of site and extension to form a semi detached chalet bungalow.' A reserved matters application was not submitted and the permission expired.

6.5 In 2012 a full application was submitted under planning reference 12/01019/FUL for 'Extension, alterations to 77 Madeira Road and new dwelling'. The application was due to be refused due to the design and layout having an adverse impact on the character of the street scene; concerns over the access arrangements; highway safety and inadequate

parking facilities and the lack of public open space contribution. The application was subsequently withdrawn.

Policy Considerations

- 6.6 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (2012) as stated at paragraph 17 is to always seek to secure high quality design.
- 6.7 Policies QL9, QL10 and QL11 of the adopted Tendring District Local Plan aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties.
- 6.8 Policy SD9 of The Tendring District Local Plan: Proposed Submission Draft 2012 carries forward the sentiments of these adopted policies stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character. Having only received 12 representations against Policy SD9 none of which question the overall soundness of the policy, this is being applied with confidence.

Design and Impact

- 6.9 77 Madeira Road is a detached chalet style dwelling with front and rear dormers serving the existing accommodation within the roofspace. The road is predominantly characterised by detached properties of differing heights and designs separated by the width of the driveways with many having garages set back behind the properties.
- 6.10 The amended application with its narrower width, lower ridge height and reduction in number and size of the dormer windows proposed is considered to result in a form of development that is considered acceptable. The size, scale and design of the proposed extensions are in keeping and in proportion with the host dwelling retaining adequate spacing around the property and will not be harmful to the street scene or character of the area as a whole. The extension is to be finished in render and tiles to match the existing.

Impact on Residential Amenity

- 6.11 The existing flat roof garage to the side of the property is to be removed to accommodate the proposal.
- 6.12 The proposed side extension is 4.5 metres in width with an overall height of 6.4 metres just less than the overall ridge height of the host dwelling. A distance of over 2.5 metres is retained to the side boundary.
- 6.13 The proposed flat roof rear extension will replace an existing rear extension and conservatory and will extend the full width of the property including the new side element of the proposal. The proposed extension will be lower in height than the existing conservatory and marginally deeper by 0.5m having an overall depth of 3 metres and an overall height of approximately 2.8 metres. The rear element of the proposal is no worse than the existing in terms of the impact on neighbouring amenity.
- 6.14 The rear dormer window within the proposed extension is over 4 metres from the neighbouring boundary to the west and over 10 metres from the neighbouring boundary to

the east. The level of overlooking expected from a bedroom window with that compared to a main living room is minimal. The proposed upper floor side facing window will serve the stairway landing and will be approximately 10 metres from facing neighbouring windows. Consideration must also be given to the presence of an existing rear dormer window. For these reasons, together with the distance retained to neighbouring properties the proposed windows are not considered to result in a material loss of privacy.

- 6.15 The site can satisfactorily accommodate extensions of this size and design retaining adequate distance to neighbouring properties resulting in no material harm to neighbouring amenities.

Highways

- 6.16 The Highway Authority does not wish to object to the proposals as submitted.
- 6.17 The closing off of the in and out driveway does not require planning permission.
- 6.18 The proposed extension results in 1 additional bedroom requiring a total of 2 parking spaces for the dwelling overall (under the current adopted parking standards) which the site frontage can satisfactorily accommodate with room for turning. As a result of the development, there would be no material change with regards to the number of spaces currently required (for a 2 bedroom property) with that required for a 3 bedroom property (as proposed).

Background Papers

None