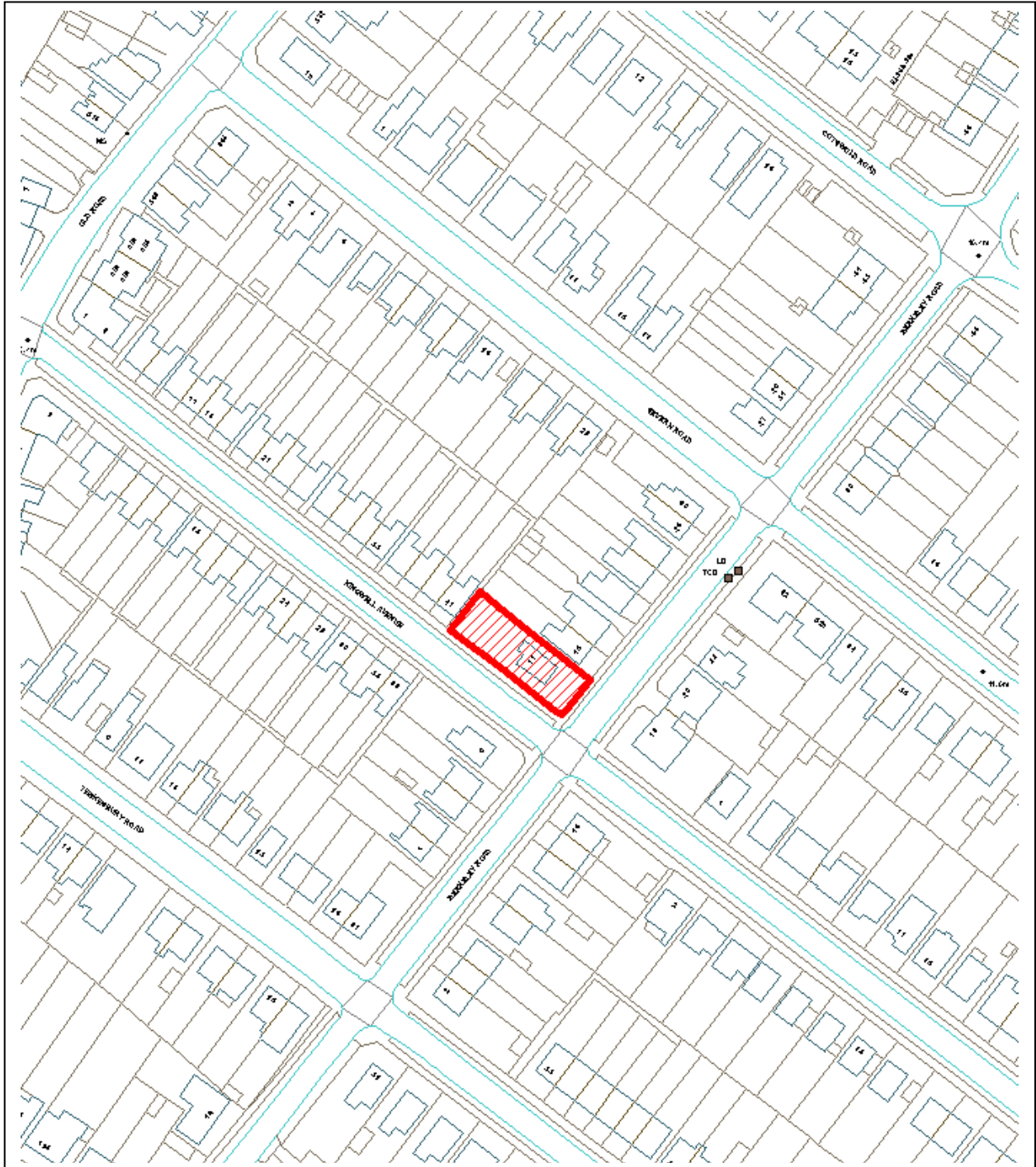


PLANNING COMMITTEE

4 March 2014

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION - 14/00066/FUL - 11 BERKELEY ROAD CLACTON ON SEA, ESSEX, CO15 3PE



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Application:	14/00066/FUL	Town / Parish: Clacton Non Parished
Applicant:	Building Services - Mr Adam Devaux	
Address:	11 Berkeley Road Clacton On Sea CO15 3PE Essex	
Development:	Proposed extension and refurbishment to provide facilities for disabled persons.	

1. **Executive Summary**

- 1.1 This application is before Members for determination because Tendring District Council owns the property.
- 1.2 The property is a two storey, four bedroom detached house located on the corner of Berkeley Road and Kingwell Avenue. It is currently in a poor state of repair and is proposed for full refurbishment. The only works requiring planning permission are a small single storey side extension and an access ramp.
- 1.3 The proposal would result in no material harm to visual or residential amenity and is recommended for approval.

Recommendation: Approve

Conditions:

1. Standard 3 year time limit for commencement.
2. Development in accordance with submitted plans.

2. **Planning Policy**

National Policy:

National Planning Policy Framework (2012)

States planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Local Plan Policy:

Tendring District Local Plan 2007

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

Tendring District Local Plan - Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

SD9 Design of New Development

3. Relevant Planning History

3.1 None

4. Consultations

4.1 None

5. Representations

5.1 None received.

6. Assessment

6.1 The main planning considerations are:

- Design
- Residential amenity

Proposal

6.2 The application proposes refurbishment and extension of the existing dwelling. The proposed vehicular access (onto an unclassified road), pitched roof over existing flat roof side extension, and alterations to fenestration all fall within the permitted development criteria and do not therefore require planning permission. The works requiring planning permission are a small single storey side extension and an access ramp.

Site location

6.3 The property is a two storey, four bedroom detached house located on the corner of Berkeley Road and Kingwell Avenue.

Design

6.4 The single storey side extension measures 2 metres by 2.4 metres with a pitched roof finished in render with concrete tiles to match the existing dwelling. It fills the gap between the existing side and rear walls and would result in no material harm to visual amenity.

6.5 The proposed access ramp is very modest and would be located within the rear garden of the property therefore resulting in no material harm to visual amenity.

Residential amenity

6.6 The access ramp is located to the rear of the existing dwelling close to the highway and would therefore result in no harm to residential amenity.

6.7 The single storey side extension is located at the western corner of the existing dwelling and so is on the roadside of the house. It is small measuring approximately 2 metres by 2.4 metres and single storey. It has no impact on the residential amenity of neighbouring properties.

6.8 It is also proposed to replace an existing flat roof on a single storey side element of the dwelling with a pitched roof. This element of the development does not require planning permission.

Background Papers

None