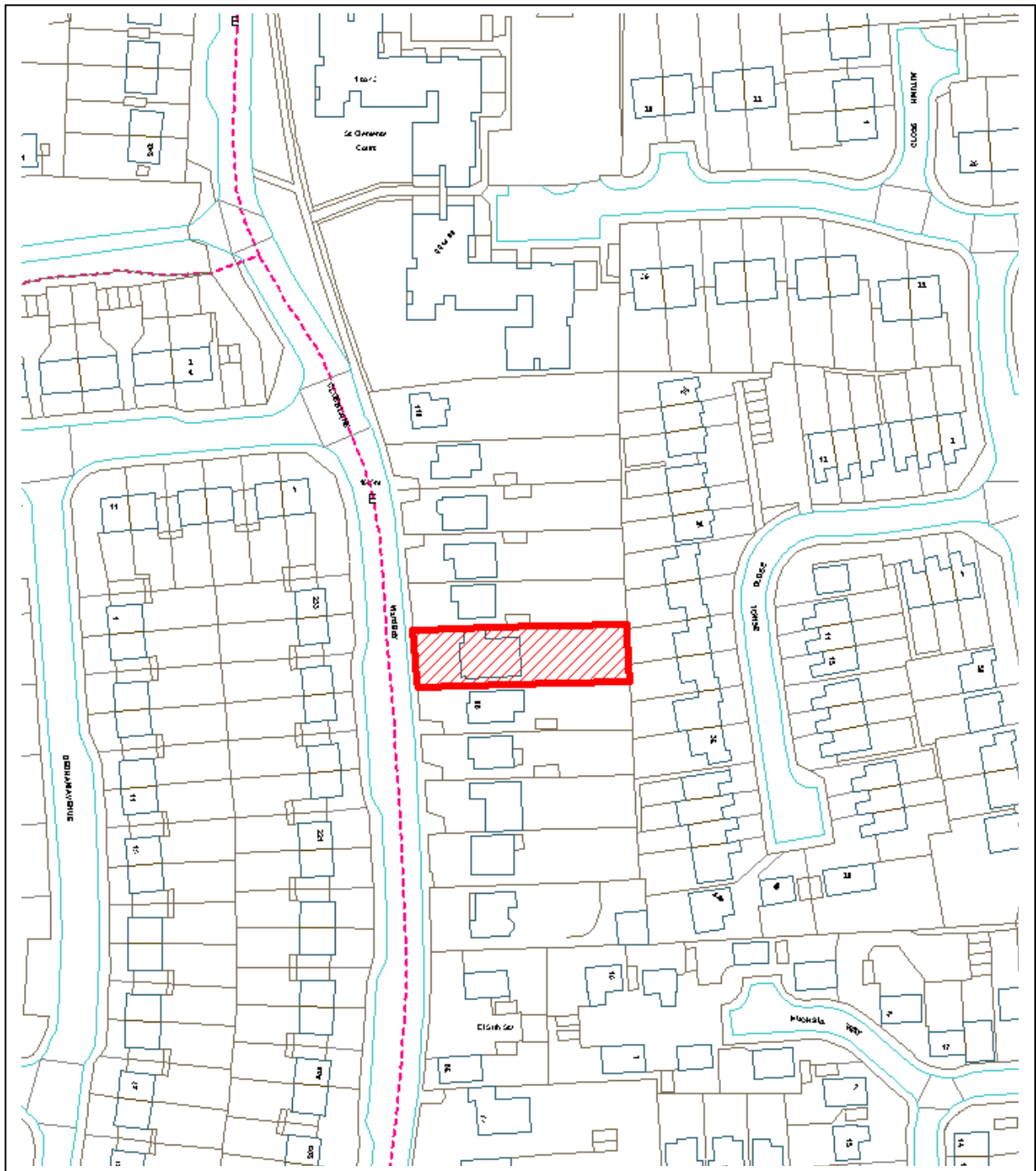


PLANNING COMMITTEE

19 AUGUST 2014

REPORT OF THE HEAD OF PLANNING

**A.4 PLANNING APPLICATION - 14/00800/FUL - 100 CLOES LANE CLACTON ON SEA, CO16 8AG,**



DO NOT SCALE

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<b>Application:</b>	14/00800/FUL	<b>Town / Parish:</b> Clacton Non Parished
<b>Applicant:</b>	Mrs Gwen Mitchell	
<b>Address:</b>	100 Cloes Lane Clacton On Sea CO16 8AG	
<b>Development:</b>	Proposed extension and alterations to loft to create additional living space.	

## 1. Executive Summary

- 1.1. This application is before Members for determination because the applicant is a District Councillor.
- 1.2. The application site comprises of a detached, single storey dwelling with a flat roof garage to the side and is located on the east side of Cloes Lane, Clacton on Sea.
- 1.3. This application seeks planning permission for a one and a half storey side extension and alterations to the roof to create additional living space.
- 1.4. The proposal would result in no significant 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

QL10 Designing New Development to Meet Functional Needs

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)*

SD1 Presumption in Favour of Sustainable Development

SD9 Design of New Development

**3. Relevant Planning History**

3.1 None

**4. Consultations**

4.1 None

**5. Representations**

5.1 None received at the time of writing this report. The Planning Committee will be updated on any representation received at the Planning Committee.

**6. Assessment**

6.1 The main planning considerations are:

- Design; and,
- Residential Amenity.

**Proposal**

6.2 The application seeks planning permission for a one and a half storey side extension and alterations to the roof to create additional living space. The proposed one and half storey side extension replaces an existing flat roof garage. It extends up to the side boundary of the site and is set back from the front of the dwelling by 0.5 metres and the rear of the existing dwelling by 1 metre. The eaves height matches that of the existing dwelling and the ridge height is set approx. 0.3 metres lower than the ridge height of the existing dwelling. The roof has a small hip on the side, a dormer window in the rear elevation and a roof light in the front elevation. The proposed materials are to match those of the existing dwelling.

6.3 The proposed roof alterations include a new gable with a window at first floor level to replace the existing hipped end on the rear elevation.

6.4 The submitted plans show a rooflight on the front elevation and a small flat roof rear extension. These elements are permitted development and therefore do not form part of this application.

**Site location**

6.5 The site is located on the east side of Cloes Lane, within the Settlement Development Boundary of Clacton on Sea. It comprises of a detached, single storey dwelling with a flat roof garage to the side.

6.6 The site is surrounded by residential properties; to the north and south of the application site are single storey dwellings of a similar design and appearance. On the opposite side of the road are two storey, semi-detached properties. As a result there is no distinctive uniformity of dwelling types in the locality.

## **Design**

- 6.7 The proposed extension will be subordinate to the existing dwelling, as the ridge height is slightly lower than that of the existing dwelling. The roof form results in a bulkier appearance than the existing dwelling, which has a full hipped roof and will result in the built form taking up the entire width of the site at a higher level than it currently does (the existing garage has a height of 2.3 metres, whereas the proposed extension has a height of 5.7 metres).
- 6.8 This is currently not repeated elsewhere in the streetscene and could result in some harm to the character of the area, especially if repeated along the street. However, each application has to be considered on its own merits and in this case, it is considered that as the site is set back from the road and the extension appears subordinate that the identified harm would not be significant.

## **Residential amenity**

- 6.9 Whilst the proposed extension is situated close to the boundary with the neighbouring property to the north, it is considered that given the relationship between the two properties that the proposal would not result in any significant adverse impact and no objections from the neighbouring properties have been received.
- 6.10 The proposed window at first floor level in the proposed gable end and the dormer window result in an increase in overlooking to the neighbouring properties to either side and to the rear as the current property does not benefit from a first floor. It is not considered that this will be significant and any overlooking to the properties either side will be over the rear of the garden and not into the property or any garden area immediately adjacent to the property. The property to the rear is situated 35 metres away, which is considered to be sufficient distance not to result in any significant overlooking, which furthermore would be screened by existing vegetation.
- 6.11 It is considered that the proposal would not result in any harm to the residential amenity of neighbouring properties.

## **Conclusion**

- 6.12 It is considered that the proposed extension is of an acceptable design that would not result in any significant material harm to the character and appearance of the area and would not result in any adverse impact on the amenities of neighbouring residents and therefore is recommended for approval.

## **Background Papers.**

None.

