



planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

## **5. Officer Appraisal (including Site Description and Proposal)**

### Proposal

This application seeks planning permission for the erection of a single storey rear extension to a detached dwelling within the development boundary of Clacton.

### Assessment

#### Design and Appearance

The proposal will be sited to the rear and therefore not publicly visible.

The proposal is of an appropriate size to the existing house.

The proposed enlargement will be finished in weatherboarding and have a flat roof with lantern. Whilst the use of this material and roof design are not consistent with the host dwelling the enlargement will be sited to the rear and not publicly visible and therefore the use of this material and roof design would not have a harmful impact to the appearance of the dwelling or streetscene.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

#### Impact on Neighbours

Sited to the north is 20 Victoria Road. The proposal will be sited 7m from this neighbouring boundary and predominantly screened by the application dwelling and would therefore not result in a loss of residential amenities to this neighbour.

Sited to the south is 16 Victoria Road which comprises of a detached dwelling with three openings sited along its side elevation. The proposal will result in a loss of light and outlook to these openings. These openings currently receive little light and outlook due to screening by way of the host dwelling and boundary fencing. It is also noted that two of these openings are obscure glazed. As the openings already receive little light and outlook and do not serve primary living areas it is considered the impact on residential amenities in this instance would not be so significant to refuse planning permission upon.

The proposal will not protrude beyond the rear wall of 16 Victoria Road and would not affect any rearward facing openings of this neighbour.

#### Other Considerations

Clacton is non parished and therefore no comments are required. No further letters of representation have been received.

#### Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

## **6. Recommendation**

Approval - Full

## **7. Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 01.

Reason - For the avoidance of doubt and in the interests of proper planning.

## **8. Informatives**

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.