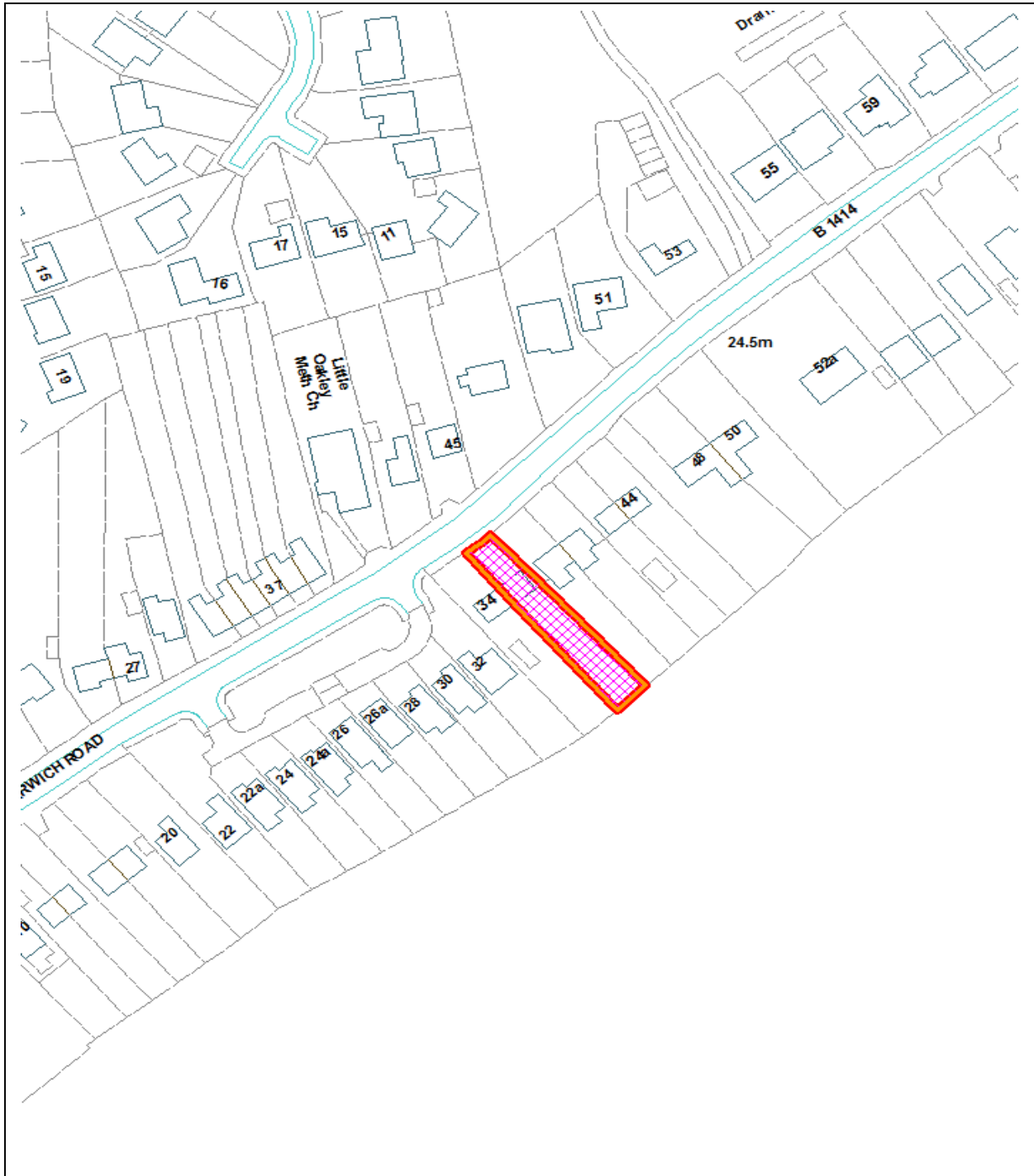


PLANNING COMMITTEE

1 NOVEMBER 2016

REPORT OF THE HEAD OF PLANNING

**A.8 PLANNING APPLICATION - 16/01441/FUL – 36 HARWICH ROAD, LITTLE OAKLEY, CO12 5JF**



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<b>Application:</b>	16/01441/FUL	<b>Town / Parish:</b> Little Oakley Parish Council
<b>Applicant:</b>	Adam Devaux	
<b>Address:</b>	36 Harwich Road, Little Oakley, CO12 5JF	
<b>Development:</b>	Single storey rear extension	

## 1. **Executive Summary**

- 1.1. This application is referred to the Planning Committee as the applicant is Tendring District Council.
- 1.2. The application is for a proposed single storey rear extension to provide bedroom and bathroom facilities for a disabled person.
- 1.3. The proposal will not result in any material harm to visual or residential amenity.

### **Recommendation: Approval**

#### **Conditions:**

1. Time Limit
2. Approved Plans

## 2. **Planning Policy**

### National Policy:

National Planning Policy Framework

National Planning Practice Guidance

### Local Plan Policy:

*Tendring District Local Plan 2007*

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

*Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016)*

SPL3 Sustainable Design

## 3. **Relevant Planning History**

None.

## 4. **Consultations**

Not applicable.

## **5. Representations**

- 5.1. Little Oakley Parish Council have made no comment.
- 5.2. There has been no other letters of representation received.

## **6. Assessment**

6.1 The main planning considerations are:

- Visual impact; and,
- Highways.

### **Visual Impact**

- 6.2 The proposed development will be situated to the rear of the property and will therefore not be publically visible, thus creating a neutral impact to the character of the surrounding area.
- 6.3 The materials that are being proposed; grey single ply flat roof, LBC Rustics brickwork and white uPVC doors and windows are all in-keeping with the design of the host dwelling and will further ensure its character is not detrimentally altered.

### **Impact on Neighbouring Amenities**

- 6.4 The proposed development will be visible and will potentially impact upon the existing amenities of both the adjacent neighbour to the north-east and south-west.
- 6.5 In terms of the impact to the neighbour to the north-east, due to the single storey nature of the proposal and an approximate distance of 4 metres there is not considered to be a detrimental impact to their existing amenities.
- 6.6 With respect to the potential impact to the adjacent neighbour to the south-west, although the proposal is closer, there is still a comfortable 2.5 metres distance and again due to the single storey nature, there will be no impact in terms of any loss of privacy, daylight or any feeling of intrusion.
- 6.7 Therefore in terms of any impact to existing amenities, there is not a significant enough impact to warrant a refusal.

### **Conclusion**

- 6.8 In the absence of any material harm resulting from the development, the application is recommended for approval.

## **Background Papers**

None.