REPORT OF THE HEAD OF PLANNING

A.8 PLANNING APPLICATION - 16/01441/FUL – 36 HARWICH ROAD, LITTLE OAKLEY, CO12 5JF
Application: 16/01441/FUL  Town / Parish: Little Oakley Parish Council
Applicant: Adam Devaux
Address: 36 Harwich Road, Little Oakley, CO12 5JF
Development: 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.