

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	23.06.2022
Planning Development Manager authorisation:	SCE	24.06.2022
Admin checks / despatch completed	DB	24.06.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	24/06/2022

**Application:** 22/00767/FULHH **Town / Parish:** Little Clacton Parish Council

**Applicant:** Francis and Speck

**Address:** Little Clacton Lodge Lodge Road Little Clacton

**Development:** Proposed removal of existing extensions and replace with new extensions to create better utility space and new kitchen dining room.

### 1. Town / Parish Council

N/A

### 2. Consultation Responses

N/A

### 3. Planning History

04/02242/FUL	Convert barn to dwelling & outbuilding to office	Refused	08.02.2005
16/02005/FUL	Proposed erection of a crop and general purpose storage building, following demolition of existing buildings and silos.	Approved	07.04.2017
22/00072/FUL	Continued use of existing shepherd's hut and proposed erection of 2no. removable self-contained holiday units, including the conversion of the existing garage to a wellness/yoga building with associated parking and landscaping.	Approved	01.04.2022
22/00432/FUL	Proposed continued use of existing shepherd's hut and proposed erection of 2 no. removable self-contained holiday units, including the conversion of the existing garage to a wellness/yoga building with associated parking and landscaping.	Approved	

22/00767/FULHH Proposed removal of existing extensions and replace with new extensions to create better utility space and new kitchen dining room. Current

#### **4. Relevant Policies / Government Guidance**

*NPPF National Planning Policy Framework July 2021*

*National Planning Practice Guidance*

*Tendring District Local Plan 2013-2033 and Beyond Section 1 (adopted January 2021)*

SP7 Place Shaping Principles

*Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)*

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

#### **Status of the Local Plan**

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

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

##### **Proposal**

Proposed removal of existing extensions and replace with new extensions to create better utility space and new kitchen dining room.

##### **Application Site**

The application site is located to the west of Lodge Road, which serves a large detached dwelling, located outside of the development boundary. The site serves a dwelling constructed of painted render with a pitched tiled roof, within a spacious plot featuring a large pond and mature boundary planting. There is ample off-street car parking to the north and south of the dwelling.

##### **Assessment**

##### **Design and Appearance**

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Policy SPL3 aims to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties.

The proposed extensions would be constructed on the western side of the dwelling and replace existing single storey additions, which are not fit for purpose. They would measure 74m<sup>2</sup> on the principle elevation creating a large kitchen/dining space. Then to the rear would be a utility extension measuring 10.3 metres in width by 4.5 metres in depth. Whilst the proposal would exceed the scale of the existing extensions, it is considered that the additions would relate better to the host dwelling. The exterior would be finished in materials consistent with the existing property, whilst incorporating wider design choices of neighbouring rural dwellings.

The proposal would be located to the side of the property, therefore would be largely obscured from view of Lodge Road by the existing dwelling and eastern boundary wall. It is therefore considered, that the proposal would have a negligible visual impact on the streetscene of Lodge Road. The proposal is deemed to be of a size and scale appropriate to the existing dwelling and surrounding area. The site can accommodate a proposal of this size and scale whilst retaining ample private amenity space.

## **Policy SPL 2**

Policy SPL 2 states, "Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan." As this proposal is for an extension to an existing building outside of the development boundary, the principle for this development is deemed acceptable.

## **Impact on Neighbouring Amenities**

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy SPL3 of the adopted plan states that amongst criteria 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.

Owing to the isolated nature of the site and significant separation distance between the host dwelling and neighbouring plots, it is considered that the proposal is acceptable in terms of neighbour amenity. As a result, the proposal is deemed to not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

## **Highway issues**

The site has adequate parking provision in line with the adopted standards for a dwelling of this scale.

## **Other Considerations**

No other letters of representation have been received.

## **Conclusion**

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal 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; Drawing No.
  - PA-10, PA-11 and PA-15 (Scanned 29<sup>th</sup> April 2022)

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.