

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	01.07.2022
Planning Development Manager authorisation:	SCE	01.07.2022
Admin checks / despatch completed	DB	01.07.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	01/07/2022

Application: 22/00677/FULHH **Town / Parish:** Brightlingsea Town Council

Applicant: Mr Daniel and Mrs Laura Willett

Address: Kimber Recreation Way Brightlingsea

Development: Proposed single storey and part second storey extensions.

1. Town / Parish Council

Brightlingsea Town
Council
08.06.2022

Supports application.

2. Consultation Responses

N/A

3. Planning History

21/00844/FUL	Erection of two storey side extension and single storey rear extension, proposed additional access and changes to fenestration	Approved	30.07.2021
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22/00677/FULHH	Proposed single storey and part second storey extensions.	Current	
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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)

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 single storey and part second storey extensions.

Application Site

The application site is located to the west of Recreation Way, which serves a detached dwelling, located within the development boundary of Brightlingsea. The site serves a dwelling constructed of brickwork with a pitched tiled roof. There are four off-street car parking spaces to the front 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. Saved 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 proposal would include a ground and first floor extension. The ground floor extension would measure 85m² and feature an overall height of 2.8 metres. This would create a kitchen, living room and dining room to the side and rear of the dwelling. The exterior would be finished in cedar boarding and feature a flat roof, which would differ from the host dwelling, however this change in external materials would be reflected throughout the dwelling and is therefore acceptable.

The first floor extension would measure 40 m² and create a master bedroom, en suite and bathroom. The external finishes would be a combination of render, cedar boarding and glass and would provide a modern design to the dwelling.

The proposed porch would measure 4.8 m² externally and would feature a design and finish consistent with the rest of the proposal. The scale would also be limited and it is therefore considered acceptable.

The proposal would be located to the side and rear of the property, so would be clearly visible from Recreation Way. However, whilst the design and finish of the extensions would differ from the existing dwelling, the proposal is deemed to remain sympathetic to the site. It is therefore considered, that the proposal would have a limited impact on the streetscene. 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.

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'.

Innisfree is located to the south of the application site, however ample separation distance would remain between the properties. First floor extension would also be subordinate in height to the existing roofline of the dwelling, therefore it is not considered to cause a reduction in daylight provision to this dwelling. The first floor side windows would also be obscure glazed to protect the privacy of this neighbour. It is also noted that the first floor would accommodate a bedroom, which is not a primary habitable space, reducing privacy impact further.

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

Whilst the extension would provide an additional bedroom to the dwelling, 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.

- 2330/04 and 2330/05 (Scanned 19th 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.