

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	03/08/2022
Planning Development Manager authorisation:	AN	04/08/22
Admin checks / despatch completed	ER	04/08/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	04.08.2022

Application: 22/01026/FULHH **Town / Parish:** Brightlingsea Town Council

Applicant: Mr Aron Olley

Address: 41 Dover Road Brightlingsea Colchester

Development: Proposed single storey rear extension.

1. Town / Parish Council

Brightlingsea Town Council
28.07.2022

Support

2. Consultation Responses

Not applicable

3. Planning History

22/01026/FULHH Proposed single storey rear extension. 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 North Essex Authorities' Shared Strategic
Section 1 Plan (adopted January 2021)
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)
SPL3 Sustainable Design

Local Planning Guidance
Essex Design Guide

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)

Application Site

The application site comprises of a semi detached dwelling which is brick in construction and set back from the front boundary to allow for parking and vehicular access. The site is located within the development boundary.

Proposal

This application seeks planning permission for a proposed single storey rear extension.

Assessment

Design and Appearance

The proposal will be predominantly to the rear and largely screened by the host dwelling. There will be some public views of the proposal through open spaces between houses however as a result of its design and set back these will be minimal and will not detract from the character and appearance of the dwelling or locality.

The proposal is of a suitable size and design in relation to the existing house and will be finished in materials consistent with the host dwelling.

The site is of an appropriate size to support the proposal and still accommodate sufficient private amenity space.

Impact on Neighbours

The proposal will be sited a suitable distance from the shared boundary with 39 Dover Road and largely screened by this neighbour's existing garage preventing it from resulting in a significant loss of amenities to this neighbour.

The proposal will result in a loss of light to 43 Dover Road which joins the host house and has an existing conservatory and window to the rear. The Essex Design Guides sunlight/daylight calculations have been applied to the proposal and in this instance the 45 degree in plan would encompass this neighbour's rear window where as in elevation it would only strike through the lower section of it. The loss of light resulting from the proposal would therefore not be so significant to refuse permission upon.

The proposal will result in some loss of outlook however much of the proposal will be screened by the existing fencing which will reduce this impact. This neighbour's window already received little outlook as it currently faces the existing boundary fence. It is therefore considered the loss of outlook resulting from the proposal would not be so significant to refuse permission upon in this instance. The proposal does not result in a loss of privacy as there are no side facing windows proposed.

Other Considerations

Brightlingsea Town Council support the application.
There have been no letters of representation 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 plan: 002

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.