

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: 22/01011/FULHH **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr and Mrs Fletton

Address: 10 Station Road Thorpe Le Soken Clacton On Sea

Development: Proposed single storey flat roof rear extension.

1. Town / Parish Council

Thorpe Is Soken Parish Council No comments received

2. Consultation Responses

Essex County Council
Heritage
21.07.2022

The application is for Proposed single storey flat roof rear extension. The proposal site is within the Thorpe Le Soken Conservation Area. Station Road is characterised on the west side by a pleasant row of inter-war houses in brick and pebbledash, their roofscape and chimneys making an attractive scene with the woodland at the southern edge of the Area. This includes Ashtree and Nos 1-10, which can be considered non designated heritage assets which positively contribute to the character and appearance of the Conservation Area.

I am generally unopposed to this proposal, however I advise the height of the new extension shall match the existing side extension. If alterations are made to the proposals then there would be no objection to this application, subject to the following conditions:

- Prior to commencement of above ground works/installation, a schedule of all external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.
- Prior to installation, a schedule of drawings that show details of all proposed windows, rooflights and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

3. Planning History

22/01011/FULHH Proposed single storey flat roof 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
PPL8 Conservation Areas

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 two storey semi detached dwelling located within the development boundary and conservation area pertaining to Thorpe le Soken.

Proposal

This application seeks planning permission for the erection of a single storey flat roof rear extension.

Assessment

Design and Appearance

The proposal will be sited to the rear and not publicly visible.

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

The site is of a large enough size to support the proposal and still retain appropriate levels of private amenity.

Heritage Impact

The site is located within a Conservation area and therefore regard must be had to ensure proposals do not harmfully impact its character or appearance.

The proposal will be to the rear with no impact upon the existing streetscene due to screening by way of the host dwelling. The materials will match the host dwelling.

Whilst ECC Heritage have raised concerns over the proposals differing height it is noted that the proposal will be to the rear with no views from Station Road. The differing heights between enlargements is therefore not significant enough to refuse permission upon.

They have also requested that conditions requesting further information on the proposed materials and windows are imposed upon the permission. It is considered that these would not be relevant to the application as the plans provided suitably show that these aspects will be similar in appearance to the host dwelling and further information will therefore not be needed.

A condition will be imposed ensuring rainwater goods are painted appropriately.

The proposal is therefore considered a suitable addition to the main house which would not result in a significantly harmful impact to the overall appearance and character of the conservation area.

Impact to Neighbours

The proposal will not protrude past the neighbours rear extension at 9 Station Road preventing it from resulting in a loss of residential amenities to this neighbour.

The proposal will be ample distance away from other shared boundaries reducing its impact to other neighbours.

Other Considerations

Thorpe le Soken Parish Council have no objections to the proposal.
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: FSR-01 A.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason - To protect the appearance and character of the conservation area.

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.