

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	08.02.2022
Planning Development Manager authorisation:	AN	08/02/22
Admin checks / despatch completed	ER	09/02/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	09.02.2022

**Application:** 21/02116/FULHH **Town / Parish:** Clacton Non Parished

**Applicant:** Mr and Mrs Watling

**Address:** 27 and 29 Southcliff Park Clacton On Sea Essex

**Development:** Proposed rear ground and first floor extension.

### 1. Town / Parish Council

Clacton non-parished      No comments required

### 2. Consultation Responses

Not Applicable

### 3. Planning History

00/00543/FUL      Construction of conservatory      Approved      06.07.2000

17/00786/LUPRO  
P      First floor flat roof extension.      07.07.2017

21/02116/FULHH      Proposed rear ground and first floor 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)

SP1 Presumption in Favour of Sustainable Development

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

This application seeks permission for the proposed rear ground and first floor extension.

The application shows the proposal will result in the merging of two dwellings to form one larger dwelling.

### Application Site

The site is located towards the west of Southcliff Park, within the development boundary of Clacton on Sea. The site currently serves two semi-detached dwellings finished in painted render, hanging tile and brickwork with a hipped tiled roof. The surrounding streetscene is comprised from dwellings of differing designs and appearances.

### 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. Policies SP1 and SPL 3 of the Tendring District Local Plan 2013-2033 aim 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 rear extension at ground floor level will measure 3.9 metres deep by 7 metres wide with an overall flat roof height of 2.9 metres. The extension at first floor level is of a more minor scale measuring 1.3 metres deep by 10 metres wide with an overall pitched roof height of 8 metres from ground floor level. The extensions are considered to be of an appropriate size and scale in relation to the host dwelling. The application site benefits from a large plot of land and can accommodate for a proposal of this size and scale whilst retaining adequate private amenity.

The extension will be finished in painted render and brickwork with a hipped tiled roof to blend with the design and appearance of the existing dwelling. The proposal is located to the rear of the dwelling and therefore is not visible to the streetscene. The proposal is not considered to have any significant harmful effects on the visual amenities of the area.

#### Impact to 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 SPL 3 of the Tendring District Local Plan 2013-2033 states that all new development must meet practical

requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents. The development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The proposal will include the installation of windows at first floor level to the rear elevation. However, as the dwelling already has windows located at first floor level to the rear the proposal does not provide the dwelling with any new additional views and therefore does not have any harmful effect on the loss of privacy so significant as to justify refusing planning permission.

Due to the siting of the host dwelling in relation to the adjacent neighbouring dwellings the proposal has no significant effect on the loss of light to the adjacent neighbouring dwellings.

The proposed development is therefore acceptable in terms of residential and neighbouring amenities.

### Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

### Other Considerations

*The proposed development includes altering two dwellings into one large dwelling. It has been decided that as the number of dwellings is decreasing, rather than increasing, a change of use planning application is not necessary.*

Clacton is non-parished and therefore no comments are required.

No 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 / Reasons for Refusal**

- 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. P01

Drawing No. P02

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.

<b>Are there any letters to be sent to applicant / agent with the decision?</b> <b>If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision?</b> <b>If so, please specify:</b>	YES	NO