

## DELEGATED DECISION OFFICER REPORT

| AUTHORISATION   | INITIALS | DATE       |
|---|----------|------------|
| File completed and officer recommendation:                  | DB       | 09.02.2022 |
| Planning Development Manager authorisation:                 | SCE      | 09.02.2022 |
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**Application:** 21/02117/FULHH **Town / Parish:** Clacton Non Parished

**Applicant:** Miss and Mr Winn and Duffus

**Address:** 126B Frinton Road Holland On Sea Clacton On Sea

**Development:** Proposed single storey rear extension with glazed roof lantern, following demolition of extension.

### 1. Town / Parish Council

N/A

### 2. Consultation Responses

N/A

### 3. Planning History

21/02117/FULHH Proposed single storey rear extension with glazed roof lantern, following demolition of 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 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 rear extension with glazed roof lantern, following demolition of extension.

### **Application Site**

The application site is located to the south of Frinton Road, a semi-detached dwelling located within the development boundary of Clacton on Sea. The site serves a two-storey dwelling constructed of brickwork with a pitched tiled roof. The site has two off street parking spaces to the front.

### **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 proposed rear extension would measure 7 metres wide, by 4.8 metres deep with an overall height of 2.7 metres. The roof would be flat and feature a roof light to provide additional light to the space. The extension would be finished in painted render, with white UPVC windows and doors, which would be consistent with the existing dwelling. The site can accommodate a proposal of this size and scale whilst retaining adequate private amenity space. The design is also consistent and sympathetic to the existing host dwelling materials.

The proposal would not be visible from the streetscene of Frinton Road and is deemed acceptable for visual amenity.

#### **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 SPL3 of the saved 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'.

The nearest neighbouring dwelling would be 126a Frinton Road.

#### **Impact on 126a Frinton Road**

This dwelling is located to the west of the site and the proposal. However, as the rear gardens of these properties are south facing, coupled with the neighbouring dwelling have a conservatory of similar depth, it is considered that the proposal would not cause a reduction to the daylight provision of this property. There would also be no side-facing windows to compromise the privacy

of this dwelling. As a result, the development is not deemed to have a materially damaging impact on the privacy, daylight or other amenities of occupiers of this property.

### **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.

- 01 A (Received 15<sup>th</sup> December 2021)

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.