

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	23/02/2022
Planning Development Manager authorisation:	SCE	23.02.2022
Admin checks / despatch completed	ER	23/02/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	23.02.2022

Application: 22/00048/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Calder

Address: 40 Brighton Road Holland On Sea Clacton On Sea

Development: Proposed garage conversion including new roof.

1. Town / Parish Council

Clacton is non parished.

2. Consultation Responses

Not applicable

3. Planning History

22/00048/FULHH Proposed garage conversion including new roof. 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
CP2 Improving the Transport Network

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

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 detached bungalow with adjoining garage both with a render finish. The house is set back from the front boundary with a driveway to the front and side with vehicular access. In situ along the front boundary is a low boundary wall.

The other properties within the area are predominantly detached bungalows with the sporadic two storey house here and there. Many of these bungalows are uniform in design with some having already converted their adjoining garages.

Proposal

This application seeks permission for the erection of a garage conversion including new roof.

Assessment

Design and Appearance

The proposal will be sited to the side of the main house and will be a noticeable change within Brighton Road.

The alterations will include removing the front garage door and replacement with render and a window as well as minor alterations to the rear to form a usable living space. These alterations will be minor and will be set back from the front boundary reducing their prominence and allowing them to appear appropriately in the streetscene.

The use of a false mono pitch roof along with matching materials to the host dwelling will allow the proposal to be inkeeping with the existing house thereby not having an adverse impact in terms of its character or appearance.

The proposal is of a suitable size, design in relation to the existing house, and will be consistent with other types of development within the close vicinity.

Impact to Neighbours

The neighbouring dwelling of 38 Brighton Road is located south east of the site and has a number of windows in its side elevation which currently face onto the host dwelling and boundary fencing. Parts of the proposal will be visible from this neighbour's windows and will have an impact in terms of the level of light and outlook received. As these windows are in a position where they already receive little to no light or outlook it would be unreasonable grounds to refuse planning permission upon the further impact of this.

The proposal will be screened by the host dwelling and not visible to the neighbour to the north west.

The proposal is absent from any side facing windows and will therefore not result in a loss of privacy to neighbouring dwellings.

Highway Safety

The Essex County Council Parking Standards states that where a house comprises of more than two bedrooms that two off street parking spaces should be retained which measure 5.5m by 2.9m per space.

The proposal will result in the loss of the existing garage plot however sufficient space will be left to the front and side of the house to accommodate the off street parking for a minimum of two vehicles in line with the above standards.

The proposal will therefore not contravene highway safety.

Other Considerations

Holland is non-parished and therefore no comments of this nature are required. There have been no other 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: 01B.

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.