

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	31/08/2022
Planning Development Manager authorisation:	AN	02/09/22
Admin checks / despatch completed	MR	02/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	02/09/2022

Application: 22/01154/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr Lewis

Address: 80 Burrs Road Clacton On Sea Essex

Development: Proposed flat roof dormer extension to rear pitched roof dormer.

1. Town / Parish Council

Clacton non parished

2. Consultation Responses

Not applicable

3. Planning History

22/01154/FULHH Proposed flat roof dormer extension to rear pitched roof dormer. 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

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 planning permission for a proposed flat roof dormer extension to rear pitched roof dormer.

The site is a semi detached chalet bungalow which is set back from the front boundary with driveway and vehicular access to the front. The house is render in finish and to the rear has an existing dormer window which can be seen from the neighbouring road of Westridge Way. The neighbouring dwellings are of a similar construction which also benefit from existing dormer windows.

The neighbouring dwelling of 82 Burrs Road received planning approval for a similar dormer extension approved under planning reference 01/01292/FUL. This extension has been completed and noted on the officers site visit.

The site is located within the development boundary of Clacton.

Assessment

Design and Appearance

The proposal will be to the rear with no views achieved from Burrs Road.

As a result of the layout of surrounding properties and estate the roads there will be some views of the new extension from Westridge Way. Due to the proposals set back from the boundary and this road any views of the proposal achieved from here will be minimal and not detrimental to the character and appearance of the streetscene.

It is also noted that the adjacent properties to the site already have existing dormer windows which vary in size and scale allowing the proposal to appear consistently with these.

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

Impact to Neighbours

The proposal will result in the addition of one window within the new extension which will serve an existing bedroom and look out onto the gardens of neighbouring sites.

As there are already first floor windows in situ along the rear elevations of this house and neighbours any views achieved by the new window would be similar to those already received by existing windows and therefore the loss of privacy resulting from the proposal would not be so significant to refuse planning permission upon.

The proposal is of a nature and siting which would not result in a loss of outlook or light to neighbouring properties.

Other Considerations

Clacton is non parished and therefore no comments of this nature are expected. 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:

Drawing No 01.

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.