

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	19.04.2022
Planning Development Manager authorisation:	SCE	20.04.2022
Admin checks / despatch completed	ER	20/04/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	20.04.2022

Application: 22/00244/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr Robert Coleman

Address: 80 Melbourne Road Clacton On Sea Essex

Development: Proposed loft conversion including changing hipped roof to gable roof, rear facing dormer and front facing roof windows.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

01/02048/FUL	Extension and alterations	Approved	17.01.2002
22/00244/FULHH	Proposed loft conversion including changing hipped roof to gable roof, rear facing dormer and front facing roof windows.	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 loft conversion including changing hipped roof to gable roof, rear facing dormer and front facing roof windows.

Application Site

The application site is located to the east of Melbourne Road, which serves a semi-detached two storey dwelling, located within the development boundary of Clacton on Sea. The site serves a dwelling constructed of pebble dashed render with a pitched tiled roof.

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 roof alterations would replace the existing hipped shape, with a gabled end design, extending the existing roofline to the eaves of the side elevation. The rear dormer would measure 22.25 cubic metres wide and be finished in cement weatherboarding with a flat fibreglass roof. This would increase the internal roof space and provide a bedroom and bathroom on the second floor.

The proposed alteration from hip to gable will alter the design of the existing dwelling and unbalance the pair of semi-detached dwellings. However, this is not considered to be significantly harmful, given the character of the street scene which is a mix of hipped and gabled roofs.

The proposed dormer is a bulky addition which is not in keeping with the host dwelling due to its size and scale. However, as it is situated to the rear of the property it would have a limited visual impact on the streetscene of Melbourne Road, as only glimpse views would be achieved. On balance, it is considered that the proposed dormer would not result in significant harm that would justify refusal of the planning application.

The proposed rooflights appear as an incidental feature within the front roofslope and are therefore considered to be well related to the host dwelling.

Impact on 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 front elevation would include two Velux windows and would be mounted high within the roofscape, to prevent any overlooking to the dwellings to the west.

Impact on 78 Melbourne Road

This dwelling is located to the south of the site. Whilst the proposal would feature two second floor windows, however they are not deemed to compromise privacy, as there is an existing first floor window which already overlooks the neighbouring property. As the dormer would be roof mounted, coupled with the east facing orientation of the gardens, it is considered to have a negligible impact on the daylight provision of this property. As a result, it is deemed that the proposal would not have a materially damaging impact on the amenities of occupiers of this dwelling.

Impact on 82 Melbourne Road

This dwelling is located to the north of the site and a separation distance of approximately 6 metres would remain. Privacy to this dwelling is not deemed to be compromised by the proposal, as there is an existing first floor window, which already overlooks the neighbouring property. As a result, it is deemed that the proposal would not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of this dwelling.

Highway issues

The proposal neither generates an additional need for parking nor decreases the existing parking provision at the site.

Other Considerations

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

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.

- 2022-04
- 2022-05 A

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

3. The development hereby permitted shall feature roof tiles that match those of the existing dwelling unless otherwise agreed in writing by the local planning authority.

Reason – In the interests of visual amenity.

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.