

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	26/09/2022
Planning Development Manager authorisation:	AN	26/9/22
Admin checks / despatch completed	CC	26.09.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC/AP	26.09.2022

Application: 22/01303/FULHH **Town / Parish:** Weeley Parish Council
Applicant: Mr and Mrs Jordan
Address: 6 First Avenue Weeley Clacton On Sea
Development: Proposed single storey rear extension.

1. Town / Parish Council

No comments received.

2. Consultation Responses

n/a

3. Planning History

22/01303/FULHH Proposed single storey rear extension. Current

4. Relevant Policies / Government Guidance

National:
National Planning Policy Framework July 2021 (NPPF)
National Planning Practice Guidance (NPPG)

Local:
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

Proposal

This application seeks permission for the erection of a single storey rear extension following demolition of the existing conservatory and detached single garage. The host dwelling is a semi-detached bungalow located within the settlement development boundary of Weeley.

Design and Appearance

The single storey rear extension measures 3.965 metres in depth for a width of 7.64 metres increasing to 4.265 metres in depth for a width of 2.25 metres where it projects from the western side elevation. The maximum flat roof height is 3.25 metres from ground level at the rear of the new extension. The ground slopes slightly away from the rear of the bungalow so where the extension meets the eaves of the existing bungalow the flat roof height is 2.95 metres. Two fixed flat roof lanterns will allow light into the newly created space. The rear extension will be finished in smooth coat render which will complement the render seen on the front of the existing bungalow and those situated close by.

The design and scale of the extensions would result in no material harm to visual amenity.

Impact upon Residential Amenity

The single storey rear extension abuts the eastern and western side boundaries shared with numbers 4 and 8 respectively. The proposal is 0.45 metres deeper than the conservatory it replaces. Taking into consideration the position and size of the conservatory nearest to the eastern side boundary and detached single garage which was closest to the western side boundary, as well as the orientation of the dwellings on this side of First Avenue there will be no significant loss of light to either neighbour.

Due to the single storey nature of the proposals it is not considered to have a significant impact to neighbouring amenities in terms of loss of privacy or overlooking.

Over 100 square metres of private amenity space will remain following the construction of the proposal which is considered adequate and the existing off road parking arrangements will not be affected.

Other considerations

No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the 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 plans: Drawing Numbers HPA.002 Revision B, HPA.006 Revision B, HPA.008 Revision B and HPA.009 Revision C.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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