

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	13/09/2022
Planning Development Manager authorisation:	AN	14/9/22
Admin checks / despatch completed	ER	15/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	15/09/2022

Application: 22/01020/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr Anil Lal

Address: 109 Golf Green Road Jaywick Clacton On Sea

Development: Proposed single storey side extension for use as ensuite/utility room.

1. Town / Parish Council

Non-parished area

2. Consultation Responses

n/a

3. Planning History

22/01020/FULHH Proposed single storey side extension for use as ensuite/utility room. Current

4. Relevant Policies / Government Guidance

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

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
PPL1 Development and Flood Risk

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 side extension to a detached bungalow located within the settlement development boundary of Jaywick and West Clacton. The application site also lies within Flood zones 2 and 3.

Design and Appearance

The proposed single storey side extension is sited on the southern elevation abutting the side boundary shared with 111 Golf Green Road. The proposal has a flat roof with a parapet wall along the boundary to ensure rainwater is managed appropriately within the confines of the application site. The extension is a minor addition to the existing dwelling and is set back from the front elevation. The side extension will be finished on the southern elevation in brickwork with both eastern and western elevations rendered. A flat felt roof will finish the extension along with matching UPVC white framed windows.

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

Impact upon Residential Amenity

The single storey side extension abuts the side boundary shared with 111 Golf Green Road which lies to the south of number 109. Due to the close proximity of the side extension to this neighbour the sunlight/daylight calculations specified in the Essex Design Guide have been applied. The 45 degree line would catch one of the side windows in plan, however the 45 degree would intercept only the bottom of the side facing windows of 111 Golf Green Road in elevation therefore the loss of light that the proposal will cause is not considered so significant as to justify refusing planning permission on these grounds.

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

The existing small area of amenity located at the rear of the existing dwelling is not affected by the construction of the proposal, likewise the hard standing in front of the dwelling remains for off road car parking.

Flood Risk

109 Golf Green Road is located in Flood Zones 2 and 3 (high risk). A flood risk assessment has been submitted with the application. The Flood Risk Assessment confirms that flood resilient methods will be used and the construction of the proposal will incorporate mitigation measures. This is in line with Environment Agency advice.

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: Job No GG1 and GG/2.

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.

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