

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	29 <sup>th</sup> Sept 2022
Planning Development Manager authorisation:	SCE	29.09.2022
Admin checks / despatch completed	ER	29/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	29.09.2022

**Application:** 22/01238/FULHH                      **Town / Parish:** Clacton Non Parished

**Applicant:** Mr R Lafleur

**Address:** 53 Arnold Road Clacton On Sea Essex

**Development:** Proposed first floor rear extension including a Juliet balcony, new pitched roof with 3no. dormers and 3no. rooflights, and an oak framed porch. (Variation to design of approved application 22/00101/FULHH).

### 1. Town / Parish Council

Not applicable

### 2. Consultation Responses

No comments required

### 3. Planning History

81/00115/FUL	Single storey extn	Approved	20.02.1981
81/00763/FUL	Domestic garage	Approved	09.10.1981
22/00101/FULHH	Proposed first floor rear extension including Juliet balcony, new pitched roof including 3 pitched roof dormers and 2 velux rooflights and oak framed porch.	Approved	06.04.2022
22/01238/FULHH	Proposed first floor rear extension including a Juliet balcony, new pitched roof with 3no. dormers and 3no. rooflights, and an oak framed porch. (Variation to design of approved application 22/00101/FULHH).	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)*

- SP1 Presumption in Favour of Sustainable Development
- SP3 Spatial Strategy for North Essex
- SP7 Place Shaping Principles

### *Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)*

- SPL1 Managing Growth
- SPL3 Sustainable Design
- CP1 Sustainable Transport and Accessibility

### *Local Planning Guidance*

Essex Design Guide

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**

### Site Description

The dwelling is an attractive detached period property, likely of Edwardian era. Original features such as ridge-tile detailing and mock-Tudor cladding/timbers at the top of the house are clearly evident, as is the extended chimney stacks. It is observed that the external faces of the walls are roughcast-rendered; this is unlikely to be an original feature as typical Edwardian properties are red-brick - though this form of rendering was popular up to the late 1930's.

The property was extended in the early 1980's with the single-storey addition to the east elevation

Vernacular is extremely varied in the locale, comprising single-storey mid/late twentieth century bungalows and two-storey dwellings to the west and north with earlier era properties to the east and south; there is little uniformity to individual plot sizes either.

### Description

The application proposes a first floor extension to the east elevation with the design incorporating three dormers in the north-facing elevation; in addition a timber-framed porch is proposed to the north elevation.

There are a number of differences between the design of the approved scheme 22/00101/FULHH and the current proposal; notwithstanding this the differences are all primarily of de-minimus nature

and include differences such as changing a rectangular window to a round window in the apex of the east gable, the installation of mock timber to match existing in both east and west gables, a proposed mock external chimney breast/stack, with herringbone brick detailing to the north elevation, an additional rooflight in the south roofslope and change the glazing in the first floor side facing window serving the landing from obscurely-glazed to stained-glass.

### Assessment

The main planning considerations are:

- Principle of Development;
- Layout, Scale and Appearance;
- Neighbouring Amenities;
- Highway Considerations;
- Representations

### Principle of Development

The site is located within the Development Boundary of Clacton therefore there is no principle objection to the proposal, subject to the detailed considerations discussed below.

### Layout, Scale and Appearance

Section 1 Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context. Section 2 Policy SPL3 of the 2013-33 Local Plan also requires, amongst other things, that the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features. Paragraph 130 of the Framework requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their size and shape in plan; height; bulk - their volume; massing - how bulk is shaped into a form and relationship to the plot boundary. Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions. Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

The scale of the extensions (ratio of wall to roofscape in addition to the floorspace created) relate well both to the overall size and massing of individual buildings and, with the dwelling itself being sited to the rear of the plot (south) and is set back from the west boundary (facing Uplands) to the surroundings the dwelling sits in. Currently access in to the dwelling is not clearly identifiable, the provision of a porch would enhance the identity of the northern elevation as being the principle elevation.

In regards to the construction materials, although the roof of Edwardian properties typical comprise slate, terracotta - the existing dwelling is an interlocking clay tile and the proposed roof would match this.

For these reasons the form, bulk and massing of the proposal is acceptable and respects views, skylines and existing street patterns which is sympathetic to local character.

### Neighbouring Amenities

The NPPF, at paragraph 130 states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Section 1 Policy SP7 of the Tendring District Local Plan 2013-2033 requires that all new development protects the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

In regards to No. 10 Uplands (to the south), separation distances in the region of 8m exist and the proposed first floor extension would be to the north of their amenity area. The existing south elevation contains one first-floor side facing window which is obscurely glazed; the new window serving the landing will be stained glass. The east elevation of the first floor extension has a first-floor Juliette balcony; as these amount to nothing more than a guard-rail for safety purposes they do not require planning permission as they are not defined as a platform. The east elevation also contains a feature window in the apex of the gable; revised amended plans were submitted which specify that the new window serving the second floor bedroom will also be obscurely glazed.

Overall the proposal is considered to protect the amenity of existing residents with regard to loss of light, overbearing and overlooking.

### Highway Considerations

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Paragraph 112 states that applications for development should (a) give priority first to pedestrian and cycle movements and (c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter. Paragraph 130 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. These objectives are supported adopted Policy SP7 of the Tendring District Local Plan 2013-2033.

The property benefits from a detached double garage with two further off-street parking spaces in front of it.

### Representations

No letters were received in response to the publicity of the application.

## **6. Recommendation**

Approval - Full

## **7. Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from 6<sup>th</sup> April 2022 (6<sup>th</sup> April 2025).

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: PL1.1 (received 20 Jul 2022).

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

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the first-floor window serving the store in the south elevation shall be glazed in obscure glass and the window serving the landing shall be fitted with stained glass before the development hereby

permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

- 4 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no additional windows shall be inserted at first floor level in the south elevation except in accordance with details which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of the occupants of neighbouring property.

## 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.

<b>Are there any letters to be sent to applicant / agent with the decision?</b>		NO
<b>Are there any third parties to be informed of the decision?</b>		NO