

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	28.04.2022
Planning Development Manager authorisation:	AN	28/4/22
Admin checks / despatch completed	DB	28.04.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	28.04.2022

Application: 22/00293/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mrs Hunt

Address: 6 Burgate Close Clacton On Sea Essex

Development: Proposed single storey side extension and front bay window.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

10/00460/FUL Front extension. Approved 16.06.2010

22/00293/FULHH Proposed single storey side extension and front bay window. 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

Essex County Council Parking Standards

Essex Design Guide

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 single storey side extension and front bay window.

Application Site

The application site is located to the south of Burgate Close, which serves a detached bungalow, located within the development boundary of Clacton on Sea. The site serves a dwelling finished in red brickwork with white UPVC windows and doors, with a pitched concrete tiled roof. The surrounding streetscene comprises of dwellings featuring a similar scale and design. The driveway could accommodate two off-street car parking spaces plus the detached garage.

Assessment

Design and Appearance

One of the core principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Adopted 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 bay window would be limited in scale and finished in white UPVC. Whilst this would represent a change from the existing design, it is considered to have a negligible impact on the streetscene.

The extension would measure 4.6 metres wide by 2.5 metres deep, with a flat roof measuring 2.8 metres in height. This addition would house a study and en-suite serving bedroom three. A front facing window, roof light and access door would allow ample natural light to the space.

The ground floor would be finished in red brickwork with all windows, doors, fascias and rainwater goods being white UPVC. These materials are in keeping with the existing dwelling, which would reduce the visual impact of the proposal. The proposal is believed to be of a size and scale appropriate to the existing dwelling and surrounding area. The extension would be almost entirely obscured from view by the host dwelling and detached garage when approaching from Burgate Close. As a result, the proposal is deemed acceptable in relation to the site and wider locale.

Impact on Neighbouring Amenities

Paragraph 17 of the NPPF, 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 adopted 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 nearest neighbouring dwelling would be number 4 Burgate Close. However, the proposal would be single storey, feature no side facing windows and be separated from this dwelling by the

adjacent double garage. Therefore, the proposal is considered to not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

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.

- P01B and P02 (Scanned 3rd March 2022)

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.