

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	04.05.2022
Planning Development Manager authorisation:	SCE	04.05.2022
Admin checks / despatch completed	ER	04/05/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	04.05.2022

Application: 22/00444/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Leach

Address: 38 Wyndham Crescent Clacton On Sea Essex

Development: Proposed single storey rear/side extension.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

22/00444/FULHH Proposed single storey rear/side extension. 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 rear/side extension.

Application Site

The application site is located to the west of Wyndham Crescent, 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 extension would comprise of a rear and side section, measuring 4.3 metres wide by 5.8 metres deep and 2.3 metres wide by 2.1 metres deep respectively. Both would feature a flat roof measuring 2.8 metres in height. This addition would house a dining room to the rear and a utility room located in front of the existing detached garage. A front facing access door and associated window finished in white UPVC, would allow ample natural light to the space.

The proposal would be finished in red brickwork with all windows, doors, facias 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 when approaching from Wyndham Crescent. The side extension would be visible from the streetscene, however as it would feature a design which is sympathetic to the host dwelling it is considered acceptable. Whilst this extension would block the existing access to the detached garage, it is noted that the tight width between the dwelling and boundary would not facilitate vehicle storage and ample parking provision would be retained.

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 36 Wyndham Crescent. However, the proposal would be single storey, feature no side facing windows and be separated from this dwelling by the adjacent 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.

- 427-002 B (Scanned 11th 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.