

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	28/09/2022
Planning Development Manager authorisation:	SCE	04.10.2022
Admin checks / despatch completed	CC	04.10.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC/SH	04.10.2022

Application: 22/01356/FULHH **Town / Parish:** Little Clacton Parish Council

Applicant: Mr Tony Crowhurst

Address: 132 St Osyth Road West Little Clacton Clacton On Sea

Development: Proposed front, rear and side extensions. Loft conversion to provide first floor accommodation and convert bungalow into chalet style house.

1. Town / Parish Council

Mr Little Clacton Parish
Council
06.09.2022

No objections

2. Consultation Responses

Not relevant to this application.

3. Planning History

22/01356/FULHH	Proposed front, rear and side extensions. Loft conversion to provide first floor accommodation and convert bungalow into chalet style house.	Current
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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 (including Site Description and Proposal)

Application Site

The application site comprises of a detached bungalow which is set back from the front boundary to allow for off street parking. The site has a large rear garden with fencing in situ along shared boundaries.

Proposal

This application seeks permission for a proposed front, rear and side extensions. Loft conversion to provide first floor accommodation and convert bungalow into chalet style house.

Assessment

Design and Appearance

The raising of the roof will be a noticeable change within the streetscene as it will change this existing bungalow into chalet bungalow allowing for space within the first floor. This alteration will continue the width of the existing house and will be finished in render along with other elements of the proposal. The dwelling itself is situated back on its plot with parking to the front and has not been awarded special status by way of Conservation Area of Listing.

Despite the alterations resulting in a change to the overall appearance of the dwelling it is noted that there is no real uniformity in terms of character within the immediate vernacular with houses differing between single storey and two storey with no real similarities between many of them in terms of design. Due to the presence of other two storey detached properties within the area it is considered the concept of increasing this house upwards would be acceptable and would not diminish the existing streetscene. The agent has used three forward facing dormer windows which are equally distributed along the front of the house with two outside being larger and the central one being slightly smaller. This approach allows for a focal point of the proposal allowing it to establish its own character rather than a bland render wall.

Whilst many of the surrounding properties are stand alone in terms of design there are some which do incorporate dormer windows and therefore the approach taken here would be in keeping with these.

The house is also significantly set back from the boundary reducing any impact which the proposal will have further reducing its prominence within the streetscene.

The proposal will be set off of shared boundaries preventing the enlargements from dominating the streetscene and appearing cramped in appearance.

The rear proposed extension and rear dormer will be largely to the rear achieving only minimal views from the streetscene which due to their rearward siting would not adversely impact to the overall character of the streetscene.

The proposal will be finished in white render which will be consistent with other properties within the streetscene allowing it to appear appropriately within the character of the locale.

The site is large enough in size to accommodate the proposal and still retain a usable area of private amenity space.

The alterations are therefore considered appropriate in terms of design which would not significantly harm the existing appearance and character of the current streetscene.

Impact on Neighbours

The proposal will reduce the amount of light and outlook received to each of the neighbours side windows which at present look onto the host dwelling receiving little to no light and outlook. The proposal will reduce this further however given their current positioning the impact would not be so significant to justify refusing planning permission upon.

The proposal will be set off of shared boundaries with much of it being screened by boundary fencing and planting. The neighbouring dwellings are positioned on their plots so much of the proposal will not actually be visible from rearward openings preventing it from resulting in a significant loss of light and outlook to these nearby houses.

The proposed rear dormer window will achieve views into neighbouring gardens and therefore result in an addition to overlooking. These views will be of the gardens and not directly into any of the houses thereby reducing this impact. It is also noted that other properties in the area are also two storey in design benefiting from views of neighbouring gardens. It is therefore considered the loss of privacy here would be unreasonable grounds to refuse permission upon.

The proposal does include one side window which will serve a bathroom, which due to the nature of this room is likely to be obscure glazed preventing it from having a significantly harmful impact in terms of loss of privacy. A condition will be imposed to ensure it is obscure glazed and retained in this form to safeguard neighbouring amenity.

Other Considerations

Little Clacton Parish Council support the application.

There have been no letters of representation received.

Conclusion

In the absence of material harm resulting from the proposed 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 plan:

J342/04

J342/03

J342/02

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 (or any Order revoking and re-enacting that Order with or without modification), the window to the first floor side elevation serving a bathroom shall be glazed in obscure 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.

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.