

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	04.05.2022
Planning Development Manager authorisation:	AN	5/5/22
Admin checks / despatch completed	DB	05.05.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	05.05.2022

Application: 22/00511/HHPNOT **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Kevin Gregory

Address: 4 Modlen Road Walton On The Naze Essex

Development: Erection of single storey flat roof rear extension, 5m in depth with an overall height of 3.5m. Amendment to 22/00189/HHPNOT.

1. Town / Parish Council

Frinton and Walton Town Council Noted

2. Consultation Responses

Not Applicable

3. Planning History

22/00189/HHPNO Proposed single storey extension 16.03.2022
T to the rear of the bungalow.
(Height: 4m, Depth: 5m)

22/00511/HHPNO Erection of single storey flat roof Current
T rear extension, 5m in depth with an
overall height of 3.5m. Amendment
to 22/00189/HHPNOT.

4. Relevant Policies / Government Guidance

Not Applicable

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)

A prior notification has been received by Tendring District Council in relation to the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for the erection of a single storey flat roof rear extension, 5m in depth with an overall height of 3.5 m, at 4 Modlen Road, Walton on the Naze, Essex, CO14 8SZ.

No objections have been received.

Frinton and Walton Town Council noted the application.

The single storey rear extension is consistent with the provisions of the above mentioned Order and is classed as permitted development, subject to the conditions set out in Class A3 and A4.

6. Recommendation

HHPN – Prior Approval Not Required.

7. Conditions / Reasons for Refusal

1. Application Form – Scanned 31 March 2022
Block Plan- Scanned 21 March 2022
Proposed and Existing Floor Plans and Elevations – Scanned 21 March 2022

8. Informatives

Not Applicable.

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