

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	09.05.2022
Planning Development Manager authorisation:	SCE	11.05.2022
Admin checks / despatch completed	ER	11/05/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	11.05.2022

Application: 22/00587/HHPNOT **Town / Parish:** Clacton Non Parished

Applicant: Mrs Annaivd

Address: 26 Queens Road Clacton On Sea Essex

Development: Proposed erection of new conservatory (7.5m in depth and 3.1m in height).

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

22/00587/HHPNO T	Proposed erection of new conservatory (7.5m in depth and 3.1m in height).	Current
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4. Relevant Policies / Government Guidance

N/A

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 new conservatory (7.5m in depth and 3.1m in height). At 26 Queens Road, Clacton On Sea, CO15 1AA.

No objections have been received.

One letter of support was received which requested an increased height for the boundary fence between No. 26 and 28, however this would be a civil matter which would not be considered in relation to this 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

1 Drawing No- PROPOSED BLOCK PLAN (Received 05.04.22)

8. Informatives

N/A