

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	09/11/2022
Planning Development Manager authorisation:	ML	14/11/2022
Admin checks / despatch completed	CC	14.11.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	14.11.2022

Application: 22/01685/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr Rose

Address: 50 Tewkesbury Road Clacton On Sea Essex

Development: Proposed new porch.

1. Town / Parish Council

Clacton is non parished

2. Consultation Responses

Not applicable for this application

3. Planning History

22/01685/FULHH Proposed new porch. Current

22/01686/HHPNO
T Prior Approval Application under Current
Part 1, Class A of the Town and
Country Planning (General
Permitted Development) (England)
Order 2015 (as amended) for a
proposed rear extension following
demolition of existing conservatory
(6m deep from rear wall of original
dwellinghouse, 2.5m to eaves,
3.56m maximum height).

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

CP2 Improving the Transport Network

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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 site comprises of a semi-detached dwelling located within the development boundary of Clacton.

Proposal

This application seeks planning permission for the erection of a new porch.

Assessment

Design and Appearance

The local area comprises of predominantly two storey semi-detached dwellings constructed from brick with either a front porch or canopies to their front elevations. The proposal will match the surrounding development and due to its forward siting will be a noticeable addition from Tewkesbury Road.

The new porch will be set back from the front boundary and be lower in height compared to the main house reducing its prominence and allowing it to appear as a subservient addition. The use of matching materials will allow it to appear consistent with the main house and other surrounding development.

The proposal is of a suitable size and design in relation to the existing house and will be finished in materials which are consistent with the host dwelling.

The proposal is considered a suitable addition to the front of the house which would not detract from the character and appearance of the dwelling or streetscene.

Highway Safety

The Essex County Council Parking Standards state that where a house comprises of two or more bedrooms that 2no off street parking spaces should be retained measuring 5.5m x 2.9m per space. The proposal will be constructed to the front and therefore will reduce the parking at the site, however this space is of a suitable size to accommodate the two off street parking spaces in line with the above standards.

The proposal will therefore not contravene highway safety.

Impact on Neighbours

The proposal will be set off the site boundaries and due to its small scale nature will not result in a harmful impact to the amenities of the neighbouring sites.

Other considerations

Clacton is non parished and therefore comments of this nature are not expected for this 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: 1038_A_SC_05.

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.