

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	08/11/2022
Planning Development Manager authorisation:	SCE	14.11.2022
Admin checks / despatch completed	CC	15.11.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	15.11.2022

Application: 22/01503/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Charlton

Address: 258 and 260 Burrs Road Clacton On Sea Essex

Development: Proposed pitched roof to No 258 and 260. Proposed loft conversion to No 258 including 2 velux rooflights, side window and rear flat roof dormer.

1. Town / Parish Council

Clacton Non-Parished No Comments Required

2. Consultation Responses

Not Applicable

3. Planning History

12/01056/FUL Single storey rear extension. Approved 16.11.2012

22/01503/FULHH Proposed pitched roof to No 258 and 260. Proposed loft conversion to No 258 including 2 velux rooflights, side window and rear flat roof dormer. Current

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

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

This application seeks permission for a pitched roof to No 258 and 260, with loft conversion to No 258 including 2 velux rooflights, side window and rear flat roof dormer

This application follows a preapplication request where it was advised that the original proposed size (height width and depth) of the dormer be reduced to ensure it remains subservient to the host dwelling, subject to this change the dormer would likely receive a recommendation for approval. It was also advised to increase the entire ridge line of both no 258 and 260 to overcome the negative impact of only increasing the height of No. 258 would have.

Assessment

Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Policies SP1, SP7 and SPL 3 of the Tendring District Local Plan 2013-2033 aim 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 proposed pitched roof design to both No. 258 and No. 260 will be visible to the streetscene. However, as the ridge line has been increased across both properties they remain in keeping, furthermore the surrounding area is comprised from a mixture of two storey dwellings and bungalows further reducing the impact this increased roof height will have. The increase in roof height is therefore not considered to have any impact on visual amenities which is so significant as to justify refusing planning permission.

The proposed dormer to No. 258 is located to the rear of the dwelling and will therefore be largely shielded to the streetscene and will not appear overly prominent. The dormer is considered to be of an acceptable size and scale in relation to the host dwelling. This element will be finished in a light grey eternite boarding with a flat roof design. The proposed dormer is considered to be of an acceptable design and appearance.

Two velux rooflights are proposed to be installed on the front elevation and one side facing window at first floor level. The host dwelling is set back slight from the highway and so these elements are not considered to appear overly dominant within the area. These elements are also not considered to appear out of character and have no harmful impact on the visual amenities.

Impact to Neighbouring Amenities

The NPPF, Paragraph 17, 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 SPL 3 of the Tendring District Local Plan 2013-2033 states that all new development must meet practical requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents. The development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The dwellings (No 258 and No 260) will not extend further than the front or rear elevations of the neighbouring dwellings and are located a significant enough distance from these neighbouring dwellings as to have no significant impact on the loss of light to these adjacent dwellings, which is so significant as to justify refusing planning permission.

The proposed dormer will provide the dwelling with views overlooking onto the rear of the neighbouring dwellings and therefore result in a loss of privacy to these neighbouring residents. However, the dormers will be serving a dressing area and bedroom, these are not considered to be primary living spaces and therefore reduces the impact on the loss of privacy. The dormer cannot be said to have such a harmful impact on the loss of privacy as to justify refusing planning permission.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Clacton is non-parished and therefore no comments are required.

No other 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 / Reasons for Refusal

- 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; Drawing No. 01 A

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.

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