

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	17.11.2022
Planning Manager / Team Leader authorisation:	ML	18/11/2022
Planning Technician final checks and despatch:	CC	18.11.2022

Application: 22/01648/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr Gary Otley

Address: 100 Meadow Way Jaywick Clacton On Sea

Development: Proposed installation of a step lift at front door of property.

1. Town / Parish Council

Clacton Non-Parished No comments required

2. Consultation Responses

Not Applicable

3. Planning History

22/01648/FULHH Proposed installation of a step lift at front door of property. 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

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL3 Sustainable Design

PPL1 Development and Flood Risk

Local Planning Guidance

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 the installation of a step lift at the front door to the property.

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.

As the step lift will be located to the front of the dwelling it will be visible to the streetscene. The installation of the step lift is necessary to allow access to and from the property. The stair lift is considered to be of an acceptable size and scale in relation to the dwelling and its locality, it is deemed to be of a minor nature and will not have any significant harmful impacts on the visual amenities of the area.

Flood Risk

The application site is located within National Flood zones 2 and 3. The proposal is not providing any new additional living space and is therefore not deemed to have any impact on flood risk. The step lift is necessary to allow the homeowner access to and from the dwelling. It is considered acceptable in terms of its flood risk.

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 proposed step lift has no negative impacts on neighbouring / residential amenities.

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 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 plans;

Existing and Proposed Elevations - Scanned 30 September 2022

Proposed Floor Plan - Scanned 30 September 2022

Site Plan and Block Plan - Scanned 30 September 2022

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