

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	ER	02/12/2022
Planning Manager / Team Leader authorisation:	ML	02/12/2022
Planning Technician final checks and despatch:	ER	02/12/2022

**Application:** 22/01791/FULHH **Town / Parish:** Clacton Non Parished

**Applicant:** J Shutler

**Address:** 2A Sladburys Lane Clacton On Sea Essex

**Development:** Proposed retention of shed.

**1. Town / Parish Council**

Clacton on Sea is non parished

**2. Consultation Responses**

Not required

**3. Planning History**

22/01791/FULHH Proposed retention of shed. 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

**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 application site comprises of a detached dwelling and accompanying garage. The site benefits from an access from Sladburys Lane which wraps around other houses leading to the application dwelling. As a result of this layout the application dwelling is not visible from Sladburys Lane.

Proposal

This application seeks planning permission for the proposed retention of shed.

Upon the site officer's visit the building had been constructed and works were completed.

The new shed will be used as a garden room/ home office/ hobbies room.

### Assessment

#### Design and Appearance

The proposal is sited rearward of the dwellings within Sladburys Lane and Hillside Crescent and is therefore not publicly visible.

The proposal is of a suitable size and design in regards to the main house and has been finished in boarding which is consistent with other outbuildings already in situ on the site. As the proposal is not visible from Sladburys Lane the use of this material would not result in a harmful impact to the appearance and character of the dwelling or streetscene.

The proposal has resulted in the reduction of private amenity space from 107m<sup>2</sup> to 84m<sup>2</sup>. Whilst there is a deficit in private amenity space the area retained still represents a usable area for the occupants to enjoy and the loss in this regards is not considered so significant to refuse permission upon.

#### Impact on Neighbours

The proposal is visible to neighbouring properties over their existing rear boundary fencing which provides ample screening of the new outbuilding allowing for only glimpses of the pitched roof.

These neighbours are also set forward on their plots resulting in the proposal being located some distance away and thereby preventing it from resulting in such a significant loss of amenities to refuse permission upon.

#### Other Considerations

Clacton is non parished and therefore no comments of this nature are expected.

One comment has been received detailing errors within the Planning Statement received. These are typographical errors which have since been resolved with the agent and an amended statement has been provided.

#### 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 No conditions.

### **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.

The outbuilding shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 2A Sladburys Lane Clacton On Sea Essex CO15 6NU