

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	01/03/2023
Planning Development Manager authorisation:	ML	02/03/2023
Admin checks / despatch completed	ER	02/03/2023
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	02/03/2023

**Application:** 23/00153/FULHH **Town / Parish:** Clacton Non Parished

**Applicant:** Mr Charlie Reddey

**Address:** 24 Jubilee Avenue Clacton On Sea Essex

**Development:** Proposed single storey front extension.

**1. Town / Parish Council**

Clacton is non parished

**2. Consultation Responses**

Not required

**3. Planning History**

23/00153/FULHH Proposed single storey front extension. 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  
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 application site comprises of a detached bungalow finished in a mixture of brick and render. The house is set back on its plot with parking to the front.

The site is located within the development boundary with surrounding houses being similar in terms of design and scale with many already benefiting from extensions to the front, rear and/ or sides.

### Proposal

This application seeks planning permission for erection of a single storey front extension.

### Assessment

#### Design and Appearance

The proposal will be to the front of the existing house and will infill ground floor being a publicly noticeable change to the appearance of this dwelling.

The set back of the extension from the front boundary and its lower ridge height will ensure that it does not dominate the existing house and will remain as a subservient feature.

The proposed addition will not protrude past the front wall of the main house and its height will match the height and design of the existing forward facing gable feature already present on the host dwelling, allowing it to be complicit with the host dwelling and surrounding properties.

The proposal will be finished in materials which are consistent with the host dwelling and will include specific details such as render underneath the new window.

It is also noted that other properties within the area have already been extended by way of front enlargements which vary in terms of design, size and materials.

The proposal is therefore considered a suitable addition to the main house which would be appropriate to the house and locale in terms of visual amenity.

#### Impact to Neighbours

The proposal is of minor nature and siting away from shared boundaries preventing it from resulting in a significant loss of amenities to neighbouring sites.

#### Highway Safety

The Essex Parking Standards states that where a house comprises of more than 2 bedrooms that 2no off street parking spaces should be provided which measure 5.5m by 2.9m per space. The proposal will result in the loss of existing parking land at the site however there is sufficient space to the front of the house to accommodate off street parking for two vehicles in line with these standards.

The proposal will therefore not contravene highway safety.

#### Other Considerations

Clacton is non parished and therefore no comments of this nature are expected. 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 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the consent becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk of both Enforcement Action and Criminal proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

## 2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

## 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.