

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	03.03.2023
Planning Manager / Team Leader authorisation:	SCE	03.03.2023
Planning Technician final checks and despatch:	CC	03.03.2023

**Application:** 23/00033/FULHH **Town / Parish:** St Osyth Parish Council

**Applicant:** Mr Sawyer

**Address:** 33 Eastern Promenade St Osyth Clacton On Sea

**Development:** Proposed extensions and alterations to form first floor living accommodation overlooking the sea (alterations to approved planning under 22/00908/FULHH).

### **1. Town / Parish Council**

Mr Parish Clerk St Osyth  
Parish Council  
20.02.2023

No objections.

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

22/00908/FULHH	Proposed extensions and alterations to form first floor living accommodation overlooking the sea.	Approved	19.07.2022
23/00033/FULHH	Proposed extensions and alterations to form first floor living accommodation overlooking the sea (alterations to approved planning under 22/00908/FULHH).	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

Local Planning Guidance

Essex Design Guide

### **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 extensions and alterations to form first floor living accommodation overlooking the sea (alterations to approved planning under 22/00908).

### **Assessment**

#### **Design and Access Statement**

The proposed alterations will be visible to the streetscene. Eastern Promenade is comprised from dwellings of differing designs and appearances.

The proposed alterations and extensions to the existing dwelling will include increasing the height of the dwelling to accommodate for first floor living accommodation, changes of the external materials from painted render to weatherboarding and the installation of a rear facing balcony. The proposed development is considered to be of an acceptable size and scale in relation to the locality. The proposed development is considered to be of an acceptable design and appearance and is thought to positively contribute to the design and appearance of the area, in comparison to the existing dwelling.

#### **Impact on Neighbouring Amenities**

The proposal will include the installation of windows to the front and rear elevations, both of which only provide views overlooking public areas (the streetscene and the beach) and therefore has no impact on the loss of privacy.

The proposed side facing rooflights are not considered to provide the dwelling with any significant views, due to their position in the roof slop they are considered to be for light purposes only and will not result in a significant loss of privacy to the adjacent dwellings.

The dwelling will not extend further than the front or rear elevations to the existing neighbouring dwellings and therefore has no significant impact on the loss of light.

## Flood Risk

This application is accompanied by a flood risk assessment which confirms that the floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development has been incorporated where appropriate.

## Other considerations

St Osyth Parish Council have no objections to the application.

No other letters of representation have been received.

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

## 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 drawings / documents, 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 be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Drawing No. P01

Drawing No. P02

Drawing No. P03

Report Titled Householder and Other Minor Extensions in Flood Zones 2 and 3 – Received 06.01.2023

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO