

## 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:** 23/00054/FULHH **Town / Parish:** St Osyth Parish Council

**Applicant:** Mr and Mrs Oriordan

**Address:** 15 Dumont Avenue St Osyth Clacton On Sea

**Development:** Proposed single storey front extension and garage conversion with glazed roof lanterns.

### 1. Town / Parish Council

Mr Parish Clerk St Osyth  
Parish Council  
20.02.2023

No objections.

### 2. Consultation Responses

Not Applicable

### 3. Planning History

23/00054/FULHH      Proposed single storey front extension and garage conversion with glazed roof lanterns.      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

PPL2 Coastal Protection Belt

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 the erection of a single storey front extension and garage conversion with glazed roof lanterns.

### Assessment

#### Design and Appearance

The proposed extension is an infill extension to the front of the dwelling and will not extend further than the existing front or side elevations of the host dwelling. It is considered to be of an acceptable size and scale in relation to the site and its locality.

Due to its location at the front of the site, the proposal will be visible to the streetscene, however, it will be constructed using brickwork and roof tiles to match that of the host dwelling. The proposal will therefore blend with the existing site and is not considered to have any significant harmful impact on visual amenities.

#### Impact on Neighbouring Amenities

The proposal is of a single storey nature and therefore poses no significant threat of overlooking or loss of privacy to the adjacent neighbouring dwellings.

The proposal is located an adequate enough distance from the neighbouring dwellings as to have no impact on the loss of light.

#### Other Considerations

St Osyth Parish Council have no objection to the application.

No other letters of representation have been received.

#### Highway issues

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. 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.

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