

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	RC	08/09/2023
Planning Manager / Team Leader authorisation:	AN	11/09/23
Planning Technician final checks and despatch:	ER	11/09/2023

Application: 23/01089/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mrs Wright

Address: 211 Kings Parade Holland On Sea Clacton On Sea

Development: Proposed replacement existing first floor conservatory with first floor pitched roof extension over existing ground floor with new doors and side lights to ground floor.

1. Town / Parish Council

No comments received.

2. Consultation Responses

No comments received.

3. Planning History

94/00708/FUL	First floor extension	Refused	19.07.1994
09/00746/FUL	Proposed dormer.	Approved	15.09.2009
09/01146/FUL	Proposed dormer - repositioned to that approved under 09/00746/FUL.	Approved	15.12.2009
23/01089/FULHH	Proposed replacement existing first floor conservatory with first floor pitched roof extension over existing ground floor with new doors and side lights to ground floor.	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):

SP1 Presumption in Favour of Sustainable Development

SP7 Place Shaping Principles

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

SPL1 Managing Growth

SPL3 Sustainable Design

Supplementary Planning Guidance:

Essex Design Guide

Local Planning Guidance:

Essex County Council Car Parking Standards - Design and Good Practice

Neighbourhood Plans

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

5. Officer Appraisal (including Site Description and Proposal)

Summary

Planning permission is sought for the removal of the existing first floor conservatory to be replaced by a sitting area at 211 Kings Parade, Holland On Sea.

This application can be determined at officer level in accordance with the scheme of delegation, as none of the committee referral triggers have been met.

The applicant is not an elected member or member of staff or close relative, the land is not owned by the district council and in terms of consultation responses received, the Parish Council does not object and the ward member has not commented.

Approval is recommended.

Site Description

211 Kings Parade is a two-storey detached property situated within the Settlement Development Boundary of Holland On Sea. The property is neither listed nor is it located within a conservation area.

Proposal

Planning permission is sought for the erection of a first-floor extension to the principal elevation of the property. The would be utilised as a sitting area which will be enclosed, with materials to match the external appearance of the original dwelling house.

Third-party representatives

No third-party comments received.

Planning Considerations

The proposed extension would be a positive addition to the dwelling house, as it would merge with the character and appearance of the main dwelling and would enhance the design quality of the structure. The development would not result in an adverse impact to the visual amenity of the street scene, as it would be visually sympathetic. The extension would not appear disproportionate to the property, as it would be in keeping with the dimensions of the property. The extension to the property, would not be detrimental to the wider area, as the street scene is characterised by differentiating visual aesthetics.

The development would not result in an adverse impact to residential amenity to neighbouring dwellings, given the sensitive placement of the fenestrations on the proposed extension.

Conclusion

The proposed scheme would not result in harm to the visual amenity of the property and wider area; therefore, it is deemed to comply with the relevant policies, legislation, and guidance. Therefore, it is acceptable subject to controlling conditions.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 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 permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action 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.

The approved red line plan drawing is Site Plan received 1 August 2023
WKP-101 A - Block Plan, Proposed and Existing Floor Plans and Elevations

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.

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