

## 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:** 23/01078/FULHH **Town / Parish:** Clacton Non Parished

**Applicant:** Mr Adam Jackson - Grow Design Studio

**Address:** 85 Tewkesbury Road Clacton On Sea Essex

**Development:** Proposed single storey front, side and rear extension to form additional living accommodation.

### 1. Town / Parish Council

No comments received.

### 2. Consultation Responses

No comments received.

### 3. Planning History

23/01078/FULHH	Proposed single storey front, side and rear extension to form additional living accommodation.	Current
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### 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)**

Planning permission is sought for the erection of single storey front, side and rear extensions and alterations to 85 Tewkesbury Road, Clacton On Sea.

The property is a two-storey semi-detached dwelling house situated within the Settlement Development Boundary of Clacton On Sea and lies within the Housing Settlement Limits. The property is neither listed nor is it within a conservation area, however, much like the surrounding area, it has an Article 4 Direction.

There is currently an existing conservatory to the rear of the property which is proposed to be removed. There is mature foliage and close boarded fencing to other boundaries. There is a generous gravel parking area to the front of the property with remainder of the curtilage mainly laid to grass.

The current proposals extend to the front (south-west); side (north-west) and rear (north) with single storey extensions which enlarge the property to form additional living accommodation. The extensions are of a single storey form and are proposed to match the external appearance of the host dwelling.

The proposed extensions and alterations will result in a satisfactory appearance and will appear in scale and character with other properties in the locality. The single storey form of the extensions and separation to neighbours will mean that there will not be adverse impact upon the amenity of neighbours.

In regard to parking property would maintain the existing parking provisions and bodes off-street parking.

The development is considered to comply with the relevant planning policies, legislation, and guidance. Therefore, it is deemed to be an acceptable addition to the dwelling house.

### **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 1109\_A\_SC\_01 - Site Plan received 31 July 2023  
1109\_A\_SC\_02 - Block Plan  
1109\_A\_SC\_04 - Proposed Floor Plans  
1109\_A\_SC\_05 - Proposed 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.

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