

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	RC	14/09/2023
Planning Manager / Team Leader authorisation:	AN	14/09/23
Planning Technician final checks and despatch:	JJ	18/09/23

**Application:** 23/01092/FULHH **Town / Parish:** Clacton Non Parished

**Applicant:** Mr and Mrs Read

**Address:** 25 Park Boulevard Holland On Sea Clacton On Sea

**Development:** Proposed erection of single storey rear extension with glazed roof lantern (following demolition of conservatory).

### 1. Town / Parish Council

No comments received.

#### Consultation Responses

No comments received.

### 2. Planning History

23/01092/FULHH Proposed erection of single storey rear extension with glazed roof lantern (following demolition of conservatory). Current

### 3. Relevant Policies / Government Guidance

#### NATIONAL:

National Planning Policy Framework July 2023 (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:

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>

#### **4. Officer Appraisal (including Site Description and Proposal)**

Planning permission is sought for the erection of a single storey flat roofed rear extension to 25 Park Boulevard, Holland On Sea, following the demolition of the existing conservatory. The proposed extension would have a depth of 4m from the rear wall of the original dwelling house and would cover a width of 8.7m. The external appearance of the development would match the host dwelling.

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. Officers recommend approval.

25 Park Boulevard is a semi-detached bungalow situated within the Settlement Development Boundary of Clacton On Sea. The application site lies within the Housing Settlement Limits; however, it is not within a conservation area nor is it listed. The property lies within a generous plot and bodes off-street parking within its front curtilage.

Third-party representatives were consulted in regard to the proposal and no comments were received.

The proposed extension would be situated to the rear of the dwelling house, thereby mitigating its impact within the street scene. The size and scale of the development would be recessive to the host dwelling and would have a sympathetic visual appearance to the property, allowing it to merge with the character and appearance of the property. The development would be considered a complementary addition to the main dwelling as it would match the visual aesthetic of the original property. The extension would not appear disproportionate to the main dwelling, given its sympathetic design and scale. The scheme is considered to be acceptable in regard to design considerations.

The development would be single storey in scale, with ground level windows and would maintain a generous distance from the adjoining properties. Therefore, it is the planning officer's opinion that loss of residential amenity is unlikely to be an issue of concern.

The overall scheme is deemed acceptable, as it complies with the relevant policies, legislation, and guidance.

#### **5. Recommendation**

Approval - Full

#### **6. Conditions / Reasons for Refusal**

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.

01B - SITE AND 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.

## 7. 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