

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	RC	20/09/2023
Planning Manager / Team Leader authorisation:	JJ	21/09/2023
Planning Technician final checks and despatch:	JJ	21/09/2023

Application: 23/01064/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Mr L Wilden

Address: 67 Bedford Road Holland On Sea Clacton On Sea

Development: Proposed single storey rear extension.

1. Town / Parish Council

No comments received.

2. Consultation Responses

No comments received.

3. Planning History

23/01064/FULHH	Proposed single storey rear extension.	Current
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4. 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

LP3 Housing Density and Standards

LP4 Housing Layout

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 erection of single storey part side/rear extension to 67 Bedford Road, Holland On Sea. The proposed development would have a depth of 6225mm from the rear wall of the original dwelling and would protrude from the side elevation by 2102mm. The external appearance of the developments would be a mixture of off-white decorated render and vertical cladding and the roof would be slate on the main extension and EPDM flat roof on the side element. The proposed windows and doors would be black double-glazed unit.

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.

Site Description

67 Bedford Road is a detached bungalow situated within the Settlement Development Boundary of Holland On Sea. The property lies within a primarily residential area and is surrounded by residential dwellings. The street scene is characterised by bungalows with differentiating visual aesthetics. The application site is neither listed nor is located within a conservation area. The property sits within a generous curtilage.

Planning Considerations

Design, Visual Amenity and Landscape:

As aforementioned, the street scene, is characterised by properties with differentiating visual characteristics, therefore, alterations to the dwelling house would not be appear unseemly to the wider area.

The proposed side element of the development would be set back and set down from the principal elevation of the dwelling house, thereby mitigating the extensions visual impact within the street scene. The development would be a recessive addition to the dwelling house, given its dual pitch roof sloping down to a reasonable eaves height and indeed the overall proposed height. The extension would not result in an adverse impact to the visual profile of the host dwelling.

The proposed rear element of the development would have a recessive height to the host dwelling. The proposed development would be of an acceptable design quality that would not have a detrimental impact on the aesthetics of the dwelling house. The extension would be deemed a complementary addition to the structure, that would not be disproportionate to the main dwelling and the plot.

The scheme is considered to comply with the relevant design considerations.

Residential Amenity:

The proposed developments would be single storey in scale and recessive to the host dwelling and surrounding properties. The structure would have ground level windows and the existing boundary treatment would be retained, thereby maintain privacy. There are permanent brick built structure (extensions) at both neighbouring properties close to the boundaries shared with the application property therefore, it is the planning officers, opinion that loss of residential amenity is unlikely to be an issue of concern.

Third-party representatives were consulted on the application and no comments were received.

Parking Standards:

The application site would retain two-parking spaces within the front curtilage, which would comply with the Essex County Council Parking Standards.

Conclusion

The proposed development would not result in an adverse impact to the visual amenity of the wider area and would not result in harm to neighbour's amenity. Therefore, the scheme is deemed acceptable and complies with the relevant policies, legislation, and guidance. Officers recommend approval, 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.

174BR_100 A - Site Plan and Block Plan

174BR_101 - Existing and Proposed Floor Plans

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.

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

