

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	BB	29/02/2024
Team Leader authorisation / sign off:	AN	01/03/24
Assistant Planner final checks and despatch:	ER	01/03/2024

Application: 23/01817/FULHH **Town / Parish:** Clacton Non Parished

Applicant: Michelle Callaghan

Address: 23 Douglas Road Clacton On Sea Essex

Development: Proposed single storey rear extension and rear dormer to main roof.

1. Town / Parish Council

Clacton-on-Sea is non-parished

2. Consultation Responses

Not applicable

3. Planning History

00/01323/FUL	Part two storey part single storey extension and double length garage	Approved	08.09.2000
01/00549/FUL	Part two storey extension (Variation to planning permission 00/01323/FUL) Part single storey extension, comprising of kitchen and car port	Approved	19.06.2001
23/01817/FULHH	Proposed single storey rear extension and rear dormer to main roof.	Current	

4. 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), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any neighbourhood plans that have been brought into force.

5. 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>

6. Relevant Policies / Government Guidance

National:

National Planning Policy Framework December 2023 ([NPPF](#))

National Planning Practice Guidance ([NPPG](#))

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 (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 Documents

[Essex Design Guide](#)

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

7. Officer Appraisal

Application Site

The application site is located on the southern side of Douglas Road and consists of a two storey semi-detached dwelling which faces north. The site is separated from the highway via close board fencing behind which is a large area of hardstanding. The rear garden is laid to lawn and enclosed on all side with close board fencing.

Proposal

This application seeks planning permission for a single storey rear extension and rear dormer.

Assessment

The key considerations of this application will be Design and Appearance, Impact upon the Neighbours and Other Considerations

Design and Appearance

The proposals by virtue of their siting will not be visible to the streetscene.

The rear extension is single storey in nature and will be finished in render with a uPVC door. It will have a flat roof design with a parapet along the eastern edge. The rear dormer will project from the southern facing roof slope and will have a tile hung finish. The use of these materials which match the host dwelling, will help tie the development in thereby significantly reducing the potential harm the proposal may have upon on the visual amenities of the area.

The rear dormer has a height of 2.6m and a width of 5.5m. It will protrude from the slope of the roof by 3.4m with a gap of 0.3m between the dormer and the eaves. The proposed rear extension will have an overall height of 3.5m and an overall width of 2.7m. Its depth will match the existing rear extensions depth of 3.3m. The site is considered to be of a sufficient size to be able to accommodate the proposal and still retain adequate private amenity space.

Impact to Neighbours

The site abuts 25 Douglas Road to the west and 21 Douglas Road to the east. As a result of the screening provided by the existing rear extension and fencing, lack of openings on the side elevations and a minimum separation distance of 1.5m from the closest neighbouring property, the rear extension will pose no detrimental harm to the neighbouring properties outlook.

The rear dormer by its very nature will allow overlooking of both neighbouring gardens and therefore will result in some loss of privacy. However, the window will be serving a bedroom, an area not deemed to be a primary living space, therefore any harm caused to the neighbouring properties privacy would not be considered to pose a significant degree of harm to warrant refusal. There is also an existing bedroom window at first floor on the rear elevation and neighbouring properties have a degree of overlooking over each other.

Given the depth of the rear extension and its proximity to the neighbouring properties, the 45 degree daylight test has been undertaken. The extension fails in plan but passes in elevation so passes the combined test and a refusal on the grounds of loss of daylight cannot therefore be justified.

Other considerations

Clacton-on-Sea is non parished

No letters of representation have been received.

Conclusion

The proposed development is consistent with the above mentioned national and local planning policies. In the absence of material harm the proposal is recommended for approval.

8. Recommendation

Approval - Full

9. 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.

Drawing No. 1961/01 Revision A
Drawing No. 1961/03 Revision D
Drawing No. 1961/04 Revision D

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.

10. 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.

11. Equality Impact Assessment

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact (As known with application)
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

12. **Notification of Decision**

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