

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	8/6/18
Planning Development Manager authorisation:	AN	11/6/18
Admin checks / despatch completed	PW AP	11/6/18 11/6/18

Application: 18/00743/HHPNOT **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr Keith Tatum

Address: Ashlyn New Town Road Thorpe Le Soken

Development: Proposed single storey rear extension following demolition of existing conservatory and part rear lean to extension, depth 6.074m, height 3.77m.

1. Consultation Responses

n/a

2. Planning History

18/00743/HHPNOT Proposed single storey rear extension following demolition of existing conservatory and part rear lean to extension, depth 6.074m, height 3.77m. Current

3. Relevant Policies / Government Guidance

n/a

4. Officer Appraisal

Overview

A prior notification has been received by Tendring District Council in relation to the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for the erection of a single storey rear extension at Ashlyn, New Town Road, Thorpe Le Soken. The rear extension measures 6.074m in depth, and 3.77m in height.

Representations

3 letters of objection have been received from the occupiers of the neighbouring dwelling Juniper Cottage, raising concerns over loss of daylight.

Assessment

As a result of the objection received, the impact of the proposed development on the amenity of all adjoining premises must be assessed, not just the amenity of those who submitted the objection. A site visit has been conducted.

The proposed single storey rear extension has a flat roof design, with a roof lantern. It is sited at the boundary with Juniper, New Town Road, and extends a distance of 6.074m from the host dwelling. A tall closed-board fence is in situ along this boundary.

Loss of Daylight/Outlook

The 45 degree sunlight/daylight test has been carried out in accordance with the Essex Design Guide. Although two of the eastern neighbour's side windows are within the 45 degree overshadowing zone in plan, none of the windows are affected in section - due to the separation between the two properties. The impact on this neighbour's daylight and outlook will therefore not be so significant as to warrant refusal. Furthermore, due to the orientation of the properties and the existing closed board fence at this boundary, the affected windows benefit from little direct sunlight through the course of the day.

Western neighbours have sufficient separation from the proposed extension so as not to be affected with regards to daylight and outlook.

Loss of Privacy

As the proposal is only single storey, all windows will be at ground floor level, so will not pose a significant risk of overlooking. Furthermore, there are no side windows facing towards the closest neighbour - Juniper. French doors face west - however, existing tall fencing and neighbouring outbuildings will protect against any loss of privacy as a result of this opening.

Conclusion

Having weighed the impact of the proposal on neighbouring amenities, it is considered that there is not sufficient harm as to warrant refusal. The single storey rear extension is consistent with the provisions of the above mentioned Order and is classed as permitted development, subject to the conditions set out in Class A3 and A4.

5. Recommendation

HHPN - Prior Approval Is Given

6. Conditions

- 1 Drawing no. 2018-0002-003 Revision P.1.

7. Informatives

n/a

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