

Planning Statement to accompany a Householder planning application for the extension of an existing conservatory and replacement roof.

At 22 Nightingale Way, Clacton-on-Sea, Essex, CO15 4LJ.



On behalf of: Mr & Mrs Rice

Prepared by: Miss Holly Weston

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The Furnace, The Maltings, Princes Street, Ipswich, IP1 1SB



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## Introduction

This planning statement accompanies a householder application for the extension of an existing conservatory and replacement roof at 22 Nightingale Way, CO15 4LJ.

Planning Direct has been instructed to produce this statement on behalf of Mr & Mrs Rice, the applicants.

This statement should be read in conjunction with the following documents:

- Location Plan
- Block/Site Plan
- Proposed Design

## Site Location & Description

The site is located at 22 Nightingale Way, Clacton-on-Sea, CO15 4LJ. It is 1 of 11 newly developed homes built in 2016, toward the end of the cul-de-sac of Nightingale Way. All of the newly built homes at the end of Nightingale Way have conservatories at present, alongside a number of other homes on this road. Therefore this development is not out of character for the area.

## Proposed Development

The development proposal involves the extension of the existing conservatory and replacement of the roof from glazed to an insulated tiled roof. Both designs are shown on page 9 of this statement.

The newly proposed conservatory is too not dissimilar to the existing structure in its basic construction and positioning. However, the old conservatory footprint is smaller than that of the proposed; the old conservatory footprint is 13.5 sq metres, whereas the proposed is 29.8 sq metres. As this is only an extension, the proposed conservatory only extends 3.16, which is the same as the existing.

## Planning History

Since these are fairly new build homes, there is very little planning history associated with this property.

Reference no.	Description	Decision	Date
15/01655/FUL	Erection of 11 bungalows.	Approved	09/05/2016
15/00744/FUL	Erection of 14 single storey dwellings.	Refused	04/09/2015

# Policy Justification

## National

### **NPPF**

Paragraph 7 - The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

## Local

### **Tendring District Local Plan 2007**

Policy QL9 – Design of New Development All new development should make a positive contribution to the quality of the local environment and protect or enhance local character. Planning permission will only be granted if the following criteria are met:

- i. new buildings, alterations and structures are well designed and should maintain or enhance local character and distinctiveness;
- ii. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- iii. the development respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features;
- iv. the design and layout of the development incorporates important existing site features of landscape, ecological or amenity value such as trees, hedges, water features, buffer zones, walls and buildings (as well as opportunities to enhance such features e.g. habitat creation); and
- v. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings.

Policy QL10 – Designing New Development to Meet Functional Needs All new development should meet functional requirements. Planning permission will only be granted if the following criteria are met, or can be shown not to apply to the proposed development:

- i. access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate;
- ii. circulation within the site and convenience of access to the development reflects the hierarchy of transport users set out in Policy QL2;
- iii. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments;
- iv. the development contributes to community safety by incorporating or providing measures to minimise opportunities for crime and anti-social behaviour;
- v. buildings and structures are orientated to ensure adequate daylight, outlook and privacy;
- vi. provision is made for functional needs including private amenity space, waste storage, separation and recycling facilities, servicing, vehicle and cycle parking; and
- vii. the site will be served by utility services and other infrastructure necessary for the development proposed

Policy QL11 – Environmental Impacts and Compatibility of Uses All new development should be compatible with surrounding land uses and minimise any adverse environmental impacts. Development will only be permitted if the following criteria are met:

- i. the scale and nature of the development is appropriate to the locality;
- ii. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;
- iii. the development will not lead to material loss or damage to important environmental assets such as buildings of architectural interest, the historic environment, water courses, important archaeological sites and monuments and areas of conservation, recreation, ecological or landscape value;
- iv. the development, including any additional road traffic arising, will not have a materially damaging impact on air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance; and
- v. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use.

## Commentary

### Principle of Development

The principle of a conservatory being constructed to the rear of this house is not something that is unusual or controversial. All 11 homes built in 2016 were constructed with rear conservatories;, alongside many other homes on Nightingale Way having conservatories too.

The proposed development is in line with the National Planning Policy Framework, as well as Tendring District Local Plan, including policies QL9, QL10, QL11.

The proposed development does not change the character of the area, the road or the property.

### Design

Both the existing and proposed conservatories have brickwork on the lower portion, reaching 600 mm. Further to this, both existing and proposed conservatories have white UPVC throughout the construction. The key change in design is that opposed to a glazed roof, the proposed conservatory will have a charcoal grey tiled roof. The current and proposed designs can be seen below.





***Current design of conservatory***



***Proposed design of conservatory***

## Conclusion

It is considered that the proposed development is appropriate to the area and is in line with national and local policy.

Therefore, it is the professional opinion of Planning Direct that this householder application ought therefore to be allowed.