



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

Salt House, Cliff Parade, Florence Road

CO14 8HX

Erection of a roof extension

On Behalf of Courtney Collis

Drafted by **Planning By Design**

Application

Planning By Design (the agent) has been instructed to act on behalf of Courtney Collis (the applicant) to submit a planning application to Tendring District Council (the Local Planning Authority) for the erection of a roof extension at Salt House, Cliff Parade Florence Road CO14 8HX (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.



Figure 1: Site location plan (not to scale)

Site Location

The application site is located on the western side of Cliff Parade overlooking the sea. The site is located within the development boundary of Walton on the Naze, being located in a predominantly residential area.

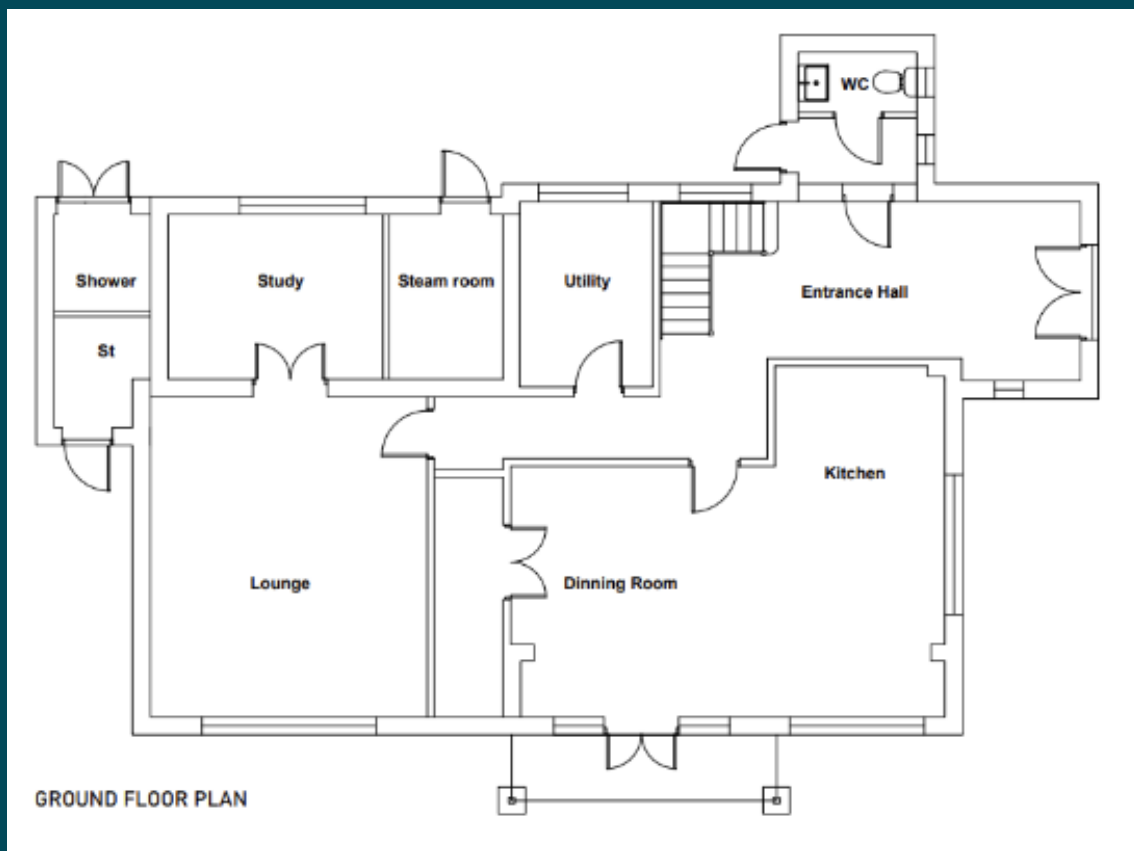
The host property is a two-storey detached dwelling of a contemporary design. The overall footprint takes a rectangular form, with one storey additions present to the side and rear. The building is set on a large plot with a wrap-around garden present and a detached garage to the rear.

The Proposal

The proposal is for a roof extension to create accommodation within the roof space. The roof will be extended upwards by 85.7cm with a dormer and balcony on the south east elevation, a dormer on the north east elevation and three dormer windows on the north west elevation.

The space will accommodate an en-suite bedroom, a bedroom, separate bathroom, and kitchen. Access will take place through the main internal staircase.

The proposed materials and windows will match the existing.



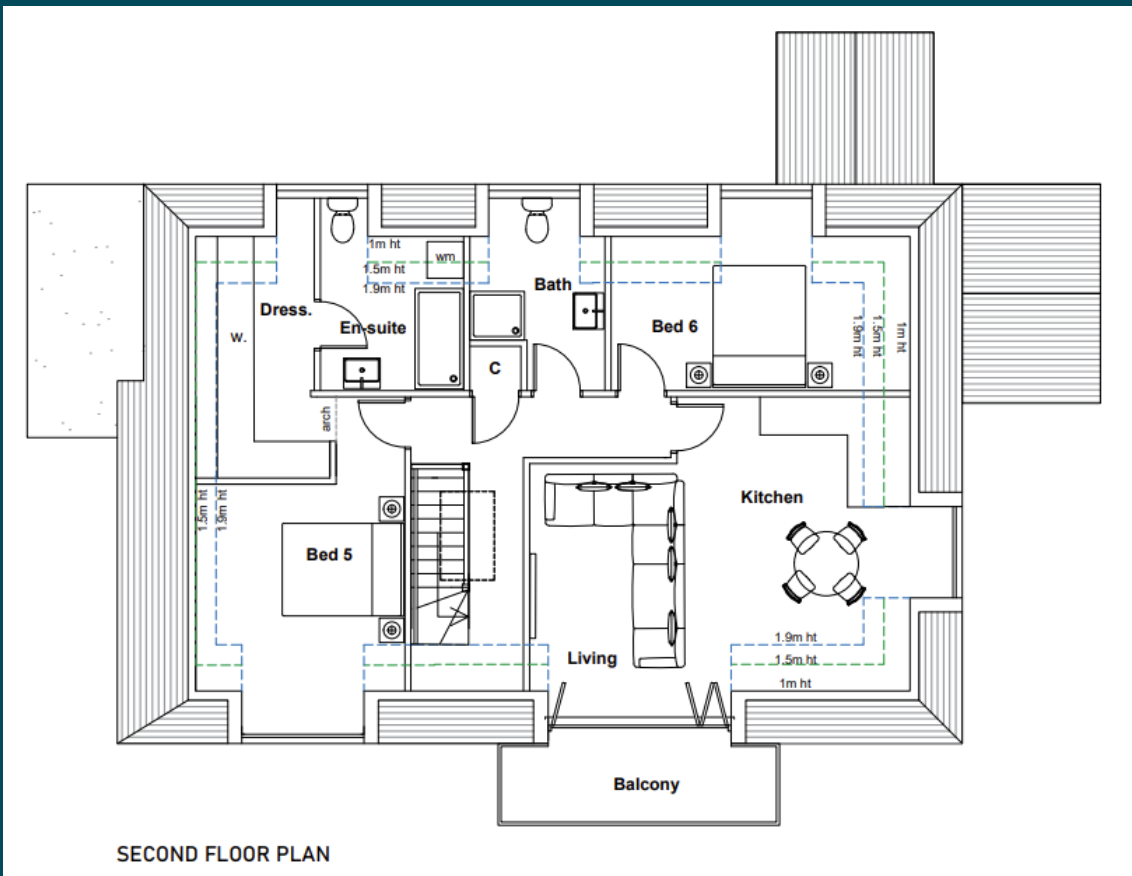
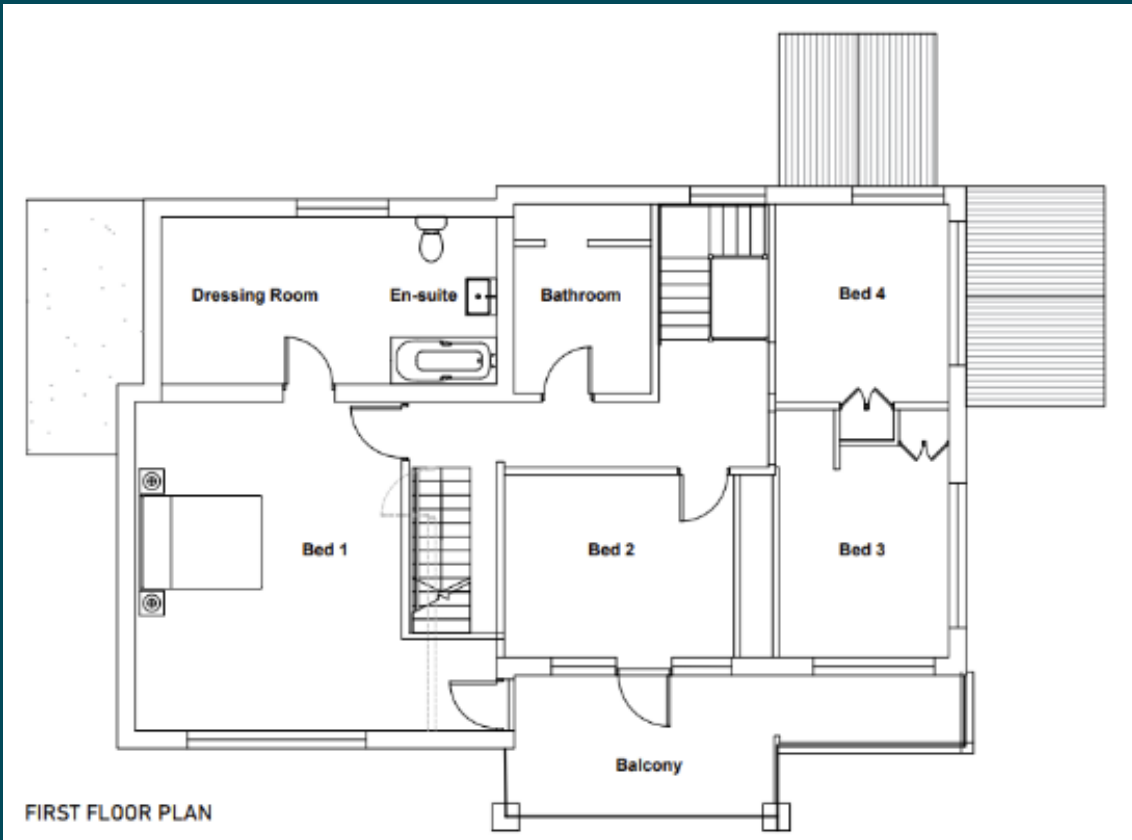


Figure 2: Proposed Floor Plans (not to scale)



Figure 3: Existing Elevations (not to scale)



Figure 4: Proposed Elevations (not to scale)

Planning History

Ref. No: 02/02233/FUL, New and modified front and side boundary walls. Status: Approval - Full

Ref. No: 03/00179/FUL, Proposed alterations and extensions to form enlarged kitchen, dining room, roofed balcony and porch together with dressing room/en-suite at first floor level in place of rear balcony. Status: Approval - Full

Ref. No: 03/00593/FUL, Resubmission of 03/00179/FUL to include pool enclosure, wc, store and design alterations to porch. Status: Refusal - Full

Ref. No. 03/01541/FUL, Lobby, wc, shower room and store. Status: Approval - Full

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application

- National Planning Policy Framework 2023;
- National Planning Practice Guidance;
- Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)
- Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)
- Essex Design Guide

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered acceptable in principle and in strict accordance with the Council's development criteria.

National Planning Policy Framework 2023 (NPPF)

The new National Planning Policy Framework was revised in 2023 and the following paragraphs are considered to be relevant.

Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in

preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 54 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 55 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) Work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 119 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 124 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Paragraph 130 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Tendring District Local Plan 2013-2033 and Beyond

Part 1

Policy SP 1 Presumption in Favour of Sustainable Development states that when considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. They will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Development that complies with the Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP 7 Place Shaping Principles All new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective. All new development should reflect the following (relevant) place shaping principles, where applicable:

- Respond positively to local character and context to preserve and enhance the quality of existing places and their environs;
- Provide buildings that exhibit individual architectural quality within well-considered public and private realms;
- Include measures to promote environmental sustainability including addressing energy and water efficiency, and provision of appropriate water and wastewater and flood mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions; and
- Protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

Part 2

Policy SPL 3 SUSTAINABLE DESIGN Part A: Design states that all new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:

- a) new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness;
- b) the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- c) the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features;
- d) the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value; and
- e) 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.
- f) The Council will encourage the use of locally distinctive materials and/or locally occurring and characteristic hedge species.

Part B: Practical Requirements. New development (including changes of use) must meet practical requirements. The following criteria must be met:

- a. access to the site is practicable and the highway network will, following any required mitigation, be able to safely accommodate the additional traffic the proposal will generate and not lead to severe traffic impact;
- b. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments;
- c. the development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour;

- d. the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change as per the Building Regulations prevailing at the time and policies and requirements in this plan;
- e. buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents;
- f. provision is made for adequate private amenity space, waste storage and recycling facilities, vehicle and cycle parking; and
- g. the development reduces flood risk and integrates sustainable drainage within the development, creating amenity and enhancing biodiversity.

Part C: Impacts and Compatibility. New development (including changes of use) should be compatible with surrounding uses and minimise any adverse environmental impacts. The following criteria must be met:

- a. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;
- b. the development, including any additional road traffic arising, will not have unacceptable levels of pollution 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;
- c. 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; and
- d. all new development should have regard to the most up to date adopted Essex Mineral Local Plan; and
- e. during the construction phase, developers must comply with a 'considerate constructors' scheme' which employs reasonable measures and techniques to minimise and mitigate impacts and disturbance to neighbours and the existing wider community and any damage to public and private property.

All new development (including changes of use), should incorporate climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon energy production, passive design, and through green infrastructure techniques, where appropriate. When considering new development, applicants and developers should avoid adverse impacts upon the environment. Where this is not possible, mitigation measures should be put forward. As a last resort, compensate for adverse environmental impacts. Any measures necessary to meet the above requirements are to be established by the applicant/developer.

Essex Design Guide

Dormers

Dormers in new housing are often the result of an attempt to provide habitable accommodation within the roof space. This makes them over-dominant in the composition. It is often preferable to include this accommodation within the main volume of the house by raising the eaves level. Dormers should be a minor incident in the roof plane. Their purpose should be to light the roof-space, not to gain extra headroom over any great width. They

should not be located close to verges or hips and should have gabled, cat-slide or flat lead roofs. Rooflights should be used sparingly. They should appear on rear elevations only and not in conjunction with dormers.

Assessment

Principle of development

The National Planning Policy Framework (NPPF) places a strong emphasis on sustainable development. The NPPF not only seeks to substantially increase the housing supply and make efficient use of previously developed land but also highlights the need to safeguard the design quality of the built environment. It underscores the fact that good design is a fundamental component of sustainable development, integral to effective planning, and vital in enhancing the quality of life for communities.

Policy SP 1 Presumption in Favour of Sustainable Development of the Local Plan states that when considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

In light of these considerations, the proposed development is deemed to be in accordance given its location within an established residential area.

Character and Design

The proposed development at 'Salthouse' has been carefully designed to respect and enhance the existing character and appearance of the area, in accordance with the core principles outlined in the National Planning Policy Framework (NPPF). Specifically, the proposal aligns with Paragraph 130 of the NPPF, which emphasises that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while also improving the conditions in which people live and work.

'Salthouse' is located in a diverse architectural context, where various styles from different periods coexist, reflecting a rich local history. The area features a mix of traditional and modern designs, and the proposal seeks to continue this eclectic yet harmonious mix. The design of the roof extension, with its contemporary dormers and balcony, is in keeping with the existing property's modern aesthetic, which already serves as a distinctive landmark within the streetscape. Furthermore, there are a number of properties along Cliff Parade that are 3 stories in height, setting a precedent for this scale of development (please see below).



The proposed materials for the roof extension have been selected to match the existing building, ensuring continuity in appearance and complying with Policy SPL3 of the Local Plan, which requires materials to be of high quality and to reinforce local distinctiveness. The modest increase in height of 85.7cm is carefully considered to ensure that the property does not dominate its neighbours, aligning with Policy SP7, which seeks to protect the amenity of the area.

The addition of the dormer windows and balcony is designed to optimise the visual engagement with the seaside setting, enhancing the residential amenity for future occupants. This is in line with Policies SPL3 and SP7 which encourages developments that respond positively to the local context and create a sense of place.

Overall, the proposal for 'Salhouse' has been meticulously crafted to ensure that the development enhances the local character and strengthens the area's appearance. The design is a contemporary interpretation that respects the existing architectural narrative of Cliff Parade, making a positive contribution to the area's diverse character. By aligning with the Local Plan and the NPPF, the proposed development not only upholds the highest standards of design but also contributes to the strategic objective of delivering sustainable development that enhances the local character and supports the social well-being of the community.

Impact on neighbour amenity

The proposal has considered the impact on neighbouring properties and has been designed to avoid any adverse effects on their amenity, in accordance with Policy SP7, which deals with ensuring residential privacy and amenity. The orientation and design of the new windows and balcony have been carefully positioned to prevent overlooking and maintain privacy for adjacent homes.

Living conditions

The proposed extension at 'Salthouse' has been conscientiously conceived to significantly enhance the living conditions of its occupants without compromising the amenity of neighbouring residents, aligning with key policies of the Local Plan. This is in accordance with Paragraph 130 of the National Planning Policy Framework (NPPF), which stipulates that planning decisions should ensure that new developments create places with a high standard of amenity for existing and future users.

The introduction of additional living accommodation in the form of an en-suite bedroom, a separate bedroom, bathroom, and kitchen within the roof space is meticulously planned to meet the contemporary needs for comfort and functionality. These improvements are designed to improve the residential quality of 'Salthouse,' fostering a sense of well-being and contentment. By utilising the existing roof space, the proposal demonstrates compliance with the objectives of the Local Plan and NPPF which encourages the efficient use of land and buildings to create high-quality living environments.

The thoughtful placement of windows and the inclusion of a balcony are designed to enhance the internal light and take advantage of the property's seaside location, improving the quality of the living environment.

Access to the new living space will be seamlessly integrated through the main internal staircase, promoting a cohesive internal layout that is secure and user-friendly.

In terms of external amenity, the property's existing garden space is to be preserved, ensuring that the occupants have access to private outdoor amenity space.

In summary, the proposed development at 'Salthouse' is carefully designed to enhance the living conditions for its occupants through high-quality design, while also respecting the privacy and amenity of neighbouring properties. It demonstrates a commitment to creating a pleasant, healthy, and sustainable living environment that conforms with the principles and policies of the Local Plan and the NPPF. This proposal represents a considerate and sustainable approach to residential development within the area.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.