

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	04/07/2018
Planning Development Manager authorisation:	SCE	17.07.18
Admin checks / despatch completed	ER SB	19/7/18 19/07/18

Application: 18/00858/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Ian Whitehead

Address: 147 Holland Road Clacton On Sea Essex

Development: Proposed single storey side extension to form annexe, following demolition of garage.

1. Town / Parish Council

Clacton is non Parished

2. Consultation Responses

Not Applicable

3. Planning History

18/00858/FUL Proposed single storey side extension to form annexe, following demolition of garage. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework
National Planning Practice Guidance

Tendring District Local Plan 2007
QL9 Design of New Development
QL10 Designing New Development to Meet Functional Needs
QL11 Environmental Impacts and Compatibility of Uses
TR7 Vehicle Parking at New Development
TR1A Development Affecting Highways

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with

national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. Importantly the Inspector has confirmed that the housing requirement for Tendring of 550 new homes per annum for the period up to 2033 is based upon sound evidence. There are however concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site comprises of a south west facing two storey semi detached dwelling "147 Holland Road." The dwelling has a gable ended frontage with an attached garage located to the side. The dwelling is set back from the highway with an area of hardsurfacing and vehicular access sited to the front.

Proposal

This application seeks permission for the erection of single storey side extension to form an annexe following demolition of the existing garage.

Assessment

Design and Appearance

The proposal will be sited to the side of the property and will be publicly visible from Holland Road. The enlargement will be set back from the front of the house by 3.3m and from the highway by 15m which will reduce its prominence on the streetscene.

The proposed extension is of a size and scale which is appropriate to the existing house and will be finished in materials which match the host dwelling.

Due to the proposals set back on the site together with use of materials which match the host dwelling it is considered that the proposal would not appear as a harmful feature to the character or appearance of the dwelling and area.

An existing garage is positioned to the side of the house which will be demolished as part of the proposal. This garage is of a different design to the host dwelling and finished in materials which do not relate to the existing house. It is therefore considered that the introduction of a side extension which relates well to the host dwelling will be beneficial to the site.

The site is of a large enough size to facilitate a proposal of this size and scale and still retain sufficient private amenity space.

Impact on Neighbours

The proposal will be visible to 143 Holland Road situated to the north however as a result of the dwellings orientation and the proposals distance of 5m from this neighbouring boundary it is considered that this proposal will not result in a significant harmful impact to this neighbour.

The proposal will be visible to 145 Holland Road situated to the south of the site which comprises of a detached two storey building encompassing two flats. Sited along this boundary is an existing low fencing with the host dwellings garage being positioned on the boundary. The proposed extension will extend beyond this garage by 3m.

As a result of its orientation and the proposals single storey design it is considered that this enlargement would not result in a loss of light or privacy to this neighbour.

As there is existing low fencing separating the host dwelling and this neighbour the proposal will appear prominent to this neighbour resulting in a loss of outlook from the ground floor bedroom window.

This neighbouring dwelling currently has clear views onto the host dwellings side garage which as a result of its design and materials is an unattractive feature on the site. It is considered that the introduction of a new extension in keeping with the host dwelling would be a more visually appealing feature to the site and for views from this neighbour. The proposed enlargement will extend 3m beyond the existing extension and as a result of its lean to roof will have an eaves height of 2.6m which could be largely screened by the erection of a 2m high fence under permitted development. It is therefore considered that whilst there will be a loss of outlook for this neighbour that this would not be so significant to warrant refusing planning permission for the aforementioned reasons.

Highway Safety

Whilst the proposal will encroach upon existing parking arrangements at the site there is sufficient space for the parking of two vehicles in line with the Essex County Council Parking Standards.

Other Considerations

Clacton is non parished and therefore no comments are required.
No further letters of representation have been received

Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be begun before 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 the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 01 Rev A.

Reason - For the avoidance of doubt and in the interests of proper planning.

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.

Please note that the annexe may only be occupied as ancillary accommodation to the main dwelling, known as 147 Holland Road Clacton on Sea CO15 6ND. Any separate residential use would require planning permission.