

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP 25/7/18	
Planning Development Manager authorisation:	AN PN	30/7/18
Admin checks / despatch completed		31/7/18

**Application:** 18/00805/FUL **Town / Parish:** St Osyth Parish Council  
**Applicant:** Mr G Bolton  
**Address:** 28 St Clairs Road St Osyth Clacton On Sea  
**Development:** Proposed alterations and additions to dwelling.

### 1. Town / Parish Council

St Osyth Parish Council      No objections.

### 2. Consultation Responses

n/a

### 3. Planning History

18/30031/PREAPP	Single storey front, side and rear extension.	16.03.2018
18/00805/FUL	Proposed alterations and additions to dwelling.	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  
HG9 Private Amenity Space

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

#### Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 48 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 16<sup>th</sup> 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. They raise 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 48 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**

### Site Description

The application site is west facing and situated within development boundary 1 of St Osyth. The main property is a detached brick, render and stone clad bungalow under a concrete tile roof built in the early 1960's. An integral garage and car port form part of the bungalow on the northern side. In front of the house a driveway leads up to the garage. The front boundary is defined by a hedge and each side boundary encloses the application site with fencing along with mature planting of shrubs. The back garden is enclosed on all sides by 1.8 metre high fencing and mature shrubbery.

### Description of Proposal

The application proposes the erection of a single storey rear and side extension, following the removal of the existing conservatory, conversion of the garage into living accommodation and a single storey front extension.

The single storey rear and side extension will measure a maximum of 11.7 metres in width (reducing to 1.65 metres from the southern side elevation), 4.85 metres in depth (reducing to 4.5 metres at the rear), with an overall flat roof height of 2.8 metres. Two roof lights will be inserted into the roof of the extension, in addition to a south facing window and door to the rear serving a utility room and two sets of double opening doors with full length side windows serving the newly created lounge. The garage will be converted to a bedroom with ensuite, in which the existing window will be enlarged. Adjoined to the front of what is currently the garage will be the front extension which will create a new entrance hall, wc and covered porch area. An obscure glazed window will serve the wc. The front extension will measure a maximum of 4.72 metres in depth and 3.42 metres in width. The roof will join the main roof of the existing bungalow and follow the same roof slope. The roof will overhang the front extension by 0.90 metres creating the porch area and will be supported by a low brick plinth and post. The existing bungalow is being renovated to be finished externally in render which does not require planning permission. The extensions will also be finished externally in render to match.

### Assessment

The design and appearance and impact on neighbouring properties are the main considerations for this application.

### Design and Appearance

St Clairs Road in St Osyth is made up of a variety of house styles, including semi detached and detached, houses and bungalows, of which some have been visibly extended. The proposed front extension will be visible from St Clairs Road, however the extension infills an area between the garage and the existing bungalow, it is set back from the front elevation by 2.015 metres and the roof adjoins and follows the pitch of the existing roof ensuring there will be no significant impact to the street scene. The rear and side extension replaces an existing conservatory thereby minimising the additional footprint. The use of matching materials and the single storey nature of the additions ensure that the character of the existing dwelling and immediate area are not significantly harmed.

### Impact upon Residential Amenity

The front extension is a distance of 3.8 metres from the northern shared boundary with 30 St Clairs Road, while the rear extension is a distance of 4.5 metres away from the same boundary. The rear

extension is a distance of 3 metres from the southern shared boundary with 26 St Clairs Road. Due to the low level nature of the extensions to the property, the distance from the neighbouring properties and the mature hedging that is evident along the side boundaries of the application site there is not considered to be any significant impact to the neighbours in terms of loss of light, privacy or outlook.

More than 300 square metres of private amenity space remains following the construction of the proposal which is considered more than adequate. The current driveway will not be affected by the proposals and therefore sufficient off road car parking remains.

Other Considerations

St Osyth Parish Council has no objection to the application.

No other letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the 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: Drawing No: 2 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.

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