

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	W	9/8/18
Planning Development Manager authorisation:	AN	9/8/18
Admin checks / despatch completed	EN	9/8/18

Application: 18/00957/FUL **Town / Parish:** St Osyth Parish Council
Applicant: Mr & Mrs C Whitford
Address: 11 Stanmore Way St Osyth Clacton On Sea
Development Proposed single side extension and a rear conservatory.

1. Town / Parish Council

St Osyth Parish Council No objections.

2. Consultation Responses

n/a

3. Planning History

18/00957/FUL Proposed single side extension and a rear conservatory. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

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

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 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. 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 on the east side of Stanmore Way, a cul-de-sac accessed via Longfields, St Osyth. The site comprises a semi-detached bungalow with a separated semi-detached garage to the rear. The site is within the Development Boundary of St Osyth.

Proposal

This application seeks planning permission for a single storey rear extension, meeting a single storey side extension forming a garage and the conversion of the existing garage into accommodation. The rear extension will be constructed of brick but have a conservatory roof and large windows to the rear. The side extension/garage will have a pitched roof to the front, and a flat roof to the rear as it joins the proposed rear extension and garage conversion.

Appraisal

The main considerations of this application are the visual impact, impact on neighbours, private amenity space and parking provision.

Visual Impact

The proposed attached garage will be set back from the front elevation of the host dwelling by 6.2m, which will limit its prominence in the street scene. Its overall height will be 3.669m, which is significantly lower than the 5.47m ridge height of the host dwelling - which will ensure the proposal appears subservient and is not a dominant feature in the street scene. The pitched roof is in keeping with the style of the surrounding dwellings, and the flat roofed section of the garage will be largely screened by the adjacent dwelling.

The rear extension will not be visible from the highway, but is of a size, scale and design in keeping with the host dwellings and its surroundings.

Impact on Neighbours

The proposed rear extension is sited at the boundary with the northern neighbour, 10 Stanmore Way. The 45 degree overshadowing zone intersects the neighbour's rear window in plan, but not section - which means there will not be significant impact on their daylight or outlook. As the proposal is single storey there will be no significant impact on privacy.

The proposed garage extension is sited at the boundary with the southern neighbour. The proposal is separated from the neighbouring dwelling by the neighbour's driveway, and the only window that may be affected at the side is obscure glazed and faces north - so does not benefit from direct sunlight. There will be no significant impact on neighbouring daylight, outlook or privacy as a result of the development.

Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms at least 100 square meters of private amenity space. Following the erection of the proposal, 53.74 square metres will be retained in the back garden, which fails to satisfy this policy. However, the provision of the conservatory - which will occupy 21.4 square metres of the back garden - will enhance the usability of the space throughout the year.

The provision of a third bedroom in the garage conversion can only be given limited weight - due to its designated purpose as a guest room and small size. As a two bedroom property, only 75 square metres of private amenity space would be required.

Despite not satisfying the adopted standards for private amenity space, on balance the deficit is not considered so significant as to refuse planning permission.

Parking Provision

The Essex Parking Standards indicate that any new dwellings with 2 or more bedrooms require parking spaces for 2 cars, each measuring at least 5.5m by 2.9m (7m x 3m in the case of a garage).

The application site currently only has 1 parking space which meets the adopted standards, as the side driveway is too narrow and the garage is too small. The proposal will not impact the existing standard sized parking space to the front of the dwelling, and will leave adequate separation between the front of the garage extension and the boundary of the property for two car lengths.

Other Considerations

St Oysth Parish Council has no objection to the application.

No other letters or representation have been received.

Conclusion

In the absence of significant material harm as a result of the proposed development, this 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's. P 01 A and P 111 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.