

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	08/08/2018
Planning Development Manager authorisation:	SCE	10.08.18
Admin checks / despatch completed	SB KC	13/08/18. 13/8/18

Application: 18/00932/FUL **Town / Parish:** Weeley Parish Council

Applicant: Mr Carl Chamberlain

Address: 4 Victoria Road Weeley Clacton On Sea

Development Proposed rear extension.

1. Town / Parish Council

Weeley Parish Council No comment to make on this application.

2. Consultation Responses

N/A

3. Planning History

18/00932/FUL Proposed rear extension. 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
HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries
HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 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 (including Site Description and Proposal)

Site Description

The application site is located to the north west of Victoria Road, outside the development boundary of Weeley. It serves a detached bungalow constructed of render with a tile roof. The front of the site has an area of shingle with space for at least 2 cars. The rear of the site is laid to lawn with mature planting on the boundaries. Existing rear additions exist across the rear of the property; one is partially constructed; the other is a dated structure. An attached store extends along the southern side boundary of the site.

Proposal

The application proposes a single storey rear extension and will also include an area of decking in the rear garden. It will replace the existing dated structure and the attached store. The extension will measure a maximum depth of 9.95m and a maximum width of 6.5m. The section closest to the main dwelling, which will serve the proposed dining room, will have a flat roof with maximum height of 3m. The remainder of the extension, serving the proposed family room, will have a pitched roof, hipped away from the flat roof with an end gable facing the rear garden, with eaves height of 2.9m and a maximum height 5.35m. The proposed facing material will be Eternit boarding with a black plinth and the pitched roof will be built with brown concrete pantiles.

Assessment

The main considerations of this application are the design and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, would not represent overdevelopment of the site.

Design

The extensions flat roof to pitched roof design is not considered to be of any particular design merit and the arrangement is considered to be out of character with the host dwelling. Whilst the extension has a poor relationship to the existing dwelling, the proposal does have some design features. Furthermore, the extension replaces an existing structure and the strong vegetation at the site on the southern boundary will result in extremely limited views (if any) from the road. The development is not considered to impact negatively on the street scene and its poor relationship with the host dwelling is not significant enough to warrant the refusal of planning permission.

The extension is overly large with a depth of 9.95m. Notwithstanding this, the site is large enough to accommodate an extension of this size so would not represent overdevelopment; and the

extension is only 2.6m deeper than the projection of the existing built form on this eastern boundary.

The majority of the extension facing into the rear garden is predominantly glazed with some glass block detailing on the south west elevation. The use of Eternit boarding will contrast acceptably with existing render and is considered to break up the appearance of the dwelling and the roof tiles will match the existing dwelling. The proposed materials are considered acceptable.

Impact on Residential Amenity

The neighbour to the south, No. 3 Victoria Road, will be the neighbour mostly affected by the proposed extension. However, the development is single storey in nature and the flat roof and hipped roof elements of the extension are the sections in closest proximity to this neighbouring dwelling whereby reducing any possible impact. The flat roof section is located 1m from the boundary and the pitched roof is located 0.75m from the boundary. Notwithstanding this, the eaves height is 2.9m and the point at which the extension reaches its maximum height is located 4m from the boundary.

No windows are proposed in the side elevation facing the neighbour at No. 3, other than the design feature consisting of high level glass blocks. The proposed Velux windows on either side of the pitched roof will give views skywards.

The extension will be located approximately 7m from the neighbour at No. 5 Victoria Road resulting on no impact on this neighbour.

Due to the single storey nature of development and the orientation of the site the proposed development is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property and the development is considered acceptable in this regard.

Other Considerations

Weeley Parish Council has no comment to make on this application.

No letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and 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: Drg No. 04, Drg No. 05 and Drg No. 06.

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.

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