

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	BL	09/10/18
Planning Development Manager authorisation:	SCE	14.08.18
Admin checks / despatch completed	MS	15/8/18

Application: 18/01137/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Mill

Address: 41 Skelmersdale Road Clacton On Sea Essex

Development: Proposed two single storey rear extensions.

1. Town / Parish Council

Clacton is non parished

2. Consultation Responses

Not applicable

3. Planning History

04/00654/FUL	Division of plot to construct detached four bedroom house	Refused	28.06.2004
04/01912/FUL	Division of site to construct chalet bungalow.	Refused	26.11.2004
05/00767/FUL	Proposed detached garage	Approved	23.06.2005
18/01137/FUL	Proposed two single storey rear extensions.	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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site comprises of a south facing two storey detached dwelling "41 Skelmersdale Road." The dwelling is set back from the front of the site with an area of hard surfacing to the front and side and an adjacent garage. The dwelling is positioned on a corner plot location with elevations facing Skelmersdale Road and Thoroughgood Road. The dwelling is of a render and brick construction with an outbuilding to the east and fencing along its eastern boundary.

Proposal

This application seeks permission for the erection of two single storey rear extensions.

Assessment

Design and Appearance

The proposed enlargements are of a size which are appropriate to the existing house and will be finished in brick to match the existing house.

The existing dwelling has previously been extended with a two storey flat roof rear extension and the proposed extensions will continue this theme by also having a flat roof design. Whilst this is not the most attractive design the proposal will be predominantly screened by existing fencing and outbuildings with only small parts being publicly visible. It is therefore considered that this design would not result in a negative impact to the dwellings existing character.

As a result of the corner plot location the proposal will be publicly visible from Thoroughgood Road however due to its set back of 6m from the boundary and screening by way of the existing outbuilding and fencing would not appear prominent of negative features within the streetscene and would therefore not detract existing areas character and appearance.

The proposal will not be visible from Skelmersdale Road as it will be screened by the host dwelling.

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

Impact on Neighbours

The proposed enlargements would not result in a loss of residential amenities to the neighbouring sites as they will be sited ample distance away from neighbouring boundaries and will be screened by existing outbuildings and boundary fencing.

Other Considerations

Clacton is non-parished and therefore no comments are required.
No 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: 02 received on 31st of July 2018

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.