

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	14/8/18
Planning Development Manager authorisation:	AN PW	14/8/18
Admin checks / despatch completed		15/8/18

WJL

Application: 18/00965/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr Kevin Jordan
Address: 10 Westcott Close Clacton On Sea Essex
Development Proposed single storey rear extension.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

86/00831/FUL	Residential development - 44 dwellings, garages and related roads	Approved	11.11.1987
87/01060/FUL	Substitution of house types on five plots (to provide 4 bedroomed units) (Plot No's. 21, 34, 37, 38 39 Crome Road)	Approved	18.08.1987
18/00965/FUL	Proposed single storey 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is on the east side of Westcott Close, accessed via a small cul-de-sac serving 2 other dwellings. The site comprises a two storey detached dwelling with an integral garage to the west. The dwelling is constructed of red brick with a tiled roof. An existing rear conservatory will be demolished in order to construct the proposal. The site is within the Development Boundary of Clacton On Sea.

Proposal

This application seeks planning permission for a single storey rear extension measuring 4m in depth and 3.65m in height. The roof will be hipped, with an eaves height of 2.5m, and will feature two roof lights in the rear roof slope.

Appraisal

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

Visual Impact

The proposed extension is to the rear of the host dwelling, and will therefore not be publically visible. However, its size and scale are in keeping with the host dwelling, and the use of matching materials will create a sense of cohesive development.

Impact on Neighbours

The proposal is sited 0.6m from the rear boundary of the western neighbour and 3.8m from the side boundary with the eastern neighbour. There is sufficient separation between the proposal and neighbouring dwellings to prevent significant impact on daylight, outlook and privacy. The back garden of the application site is enclosed by tall leylandii, so the proposal will not be visible to neighbouring properties and there will be no harm to neighbouring amenities.

Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms be provided with at least 100 square meters of private amenity space. Following the erection of the proposal, 97 square metres will be retained in the back garden. The small deficit is not sufficient to warrant refusal of planning permission.

Other Considerations

No letters of representation have been received.

Conclusion

In the absence of 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. 180450-CON-X-00-DR-C-1002 Revision P4 and 180450-CON-X-00-DR-C-1003 Revision P1.

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