

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	14/08/18
Planning Development Manager authorisation:	SCE	15.08.18
Admin checks / despatch completed	<i>[Signature]</i>	15/8/18

WNE

Application: 18/00935/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr & Mrs Dixon
Address: 3 Prince Charles Close Clacton On Sea Essex
Development: Proposed single storey front extension.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

11/00682/FUL	Proposed addition to house.	Approved	27.07.2011
18/00935/FUL	Proposed single storey front 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

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 south side of Prince Charles Close, at the end of the cul-de-sac. The site comprises a semidetached dwelling with a two storey side extension and private amenity space to the rear and side. The site is within the Development Boundary of Clacton On Sea.

Proposal

This application seeks planning permission for a single storey side extension, in front of the existing two storey extension. The side elevation of the extension will extend diagonally - following the line of the garage - and the front elevation will be parallel with the front elevation of the existing extension. The total depth of the proposal will be 2.5m, and the overall height 2.7m. The materials will match those used in the existing house.

Appraisal

The main considerations of this application are the visual impact, impact on neighbouring dwellings and parking provision.

Visual Impact

The proposed extension is sited to the side of the property, and will not be prominent in the street scene due to orientation of the dwelling. There are examples of other flat roofed extensions nearby, and the proposal is in keeping with the existing side extension from which it protrudes. The use of materials which match the host dwelling creates a sense of cohesive development, and the proposal appears subservient.

Impact on Neighbours

The proposal is single storey, and is separated from the adjacent neighbour by 5m. Only one window is proposed, which is to the front and will be obscure glazed. There will be no significant impact on neighbouring amenities with regards to daylight, outlook or privacy.

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). There is sufficient hard surfacing retained to the front of the dwelling to satisfy the adopted standards.

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. 01.

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