

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	09/08/2018
Planning Development Manager authorisation:	SCE	14.08.18
Admin checks / despatch completed	ans	15/8/18

file

Application: 18/01086/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mrs S Pirie

Address: 20 St Albans Road Clacton On Sea Essex

Development: Proposed side extensions and single storey rear extension.

1. Town / Parish Council

Clacton is non Parished

2. Consultation Responses

Not applicable

3. Planning History

17/02123/FUL	Proposed side extensions and single storey rear extensions.	Approved	02.02.2018
18/01086/FUL	Proposed side extensions and 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Application Site

The application site comprises of a south west facing two storey detached dwelling "20 St Albans Road." The dwelling has an integral garage and is set back from the highway. Sited to the front is a hardsurfaced driveway area with a metal fence along the front boundary. Located to the rear are a selection of outbuildings and a conservatory to the rear of the dwelling as well as fencing along each neighbouring boundary.

Proposal

This application seeks permission for the erection of first floor enlargement measuring 8.4m in depth and 7.7m in height which will also accommodate an extension at ground floor level to the utility area. The application also seeks permission for the erection of a single storey rear extension 4.8m in depth 3.2m in height with a roof lantern which will protrude 0.7m above the roof.

Background

This application is a resubmission of a previously approved scheme 17/02123/FUL. The changes within the new scheme include a new door to the utility at ground floor level along the rear elevation and the repositioning of the first floor front bedroom window so that it is in line with the existing windows.

Assessment

Design and Appearance

The application site is one of two in St Albans Road which share a similar size and design. The adjacent site comprising of 18 St Albans Road is situated to the south of the site and has previously been extended to the side with a flat roof first floor enlargement. Whilst this enlargement is inkeeping with the house in terms of size its flat roof is not as consistent with the main dwelling in terms of design. This proposal seeks permission for a first floor enlargement with hipped roof design matching the height of the existing dwelling. Due to the dwellings existing roof layout it is considered that this hipped roof design is better in keeping with this type of dwelling.

The first floor enlargement will be constructed to the same height of the existing dwelling and will not project forward of the existing house refraining it from over dominating the existing dwelling and appearing as a prominent feature in the street scene.

Whilst the proposed first floor enlargement will be publicly visible it will be positioned back from the front of the site by 7.5m and will be finished in materials which match the existing house which will prevent it from having a harmful impact to the to the appearance and character of the existing house and area.

The amended positioning of the front first floor window will be better inkeeping with the existing dwelling as it will match the size and positioning of the other openings along this elevation.

The single storey enlargements will be sited to the rear and therefore not publicly visible.

The alterations to the rear openings will not be publicly visible and will not impact the streetscene or appearance of the existing house.

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

Impact on Neighbours

The proposal would not result in a loss of light to 18 St Albans Rad due to the orientation of the properties.

A new window is proposed along the side elevation of the new extension looking into 18 St Albans Road. This window will serve the new dining room and measure 2.4m above ground level. As the window will serve a non primary living area and as a 2m high fence could be erected under permitted development screening the majority of this window it is considered that the loss of privacy not so significant as to warrant refusing planning permission.

An existing boundary fence currently runs along the boundary of the site and 18 St Albans Road. The proposal will be visible over this fence and due to its depth will result in a loss of outlook to this site. As a result of its single storey design, distance of 2m from the boundary and as the existing boundary fence could be increased to 2m in height under permitted development which would screen the proposal further it is considered that the loss of outlook in this instance is not so significant as to warrant refusing planning permission.

Located to the north of the site is 20 St Albans Road which is a two storey detached dwelling. This dwelling has two small windows along its side elevation at ground floor and first floor which are secondary windows to existing rooms within the house which also have larger windows along the front of the house. As a result of the proposals two storey design these windows will be affected in terms of loss of outlook and light. Due to the existing two storey construction these windows already receive little light and outlook. The proposal will also be a distance of 4m from this neighbouring dwelling and have a hipped roof design which will reduce the level of light and outlook lost to this neighbour.

The proposal seeks permission for new openings along the side and rear elevation at first floor level which would result in a loss of privacy to 20 St Albans Road. The existing property is two storeys with windows already in situ at first floor level along the side and rear elevations which overlook into the neighbouring properties rear garden. The new windows will serve a bedroom and landing area. As a result of existing windows currently overlooking into the neighbouring site and as the new windows serve non habitable rooms it is considered that the loss of privacy in this instance is not so significant.

The proposed amendments include the repositioning of the front elevation window and new opening to the rear at ground floor level which will look out onto the garden. As a result of their siting and minor nature the proposed amendments to the openings will not result in a harmful impact to the neighbouring properties.

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: 01 Revision C.

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.