



'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 north facing semi-detached dwelling known as "9 Douglas Road." The site has an existing narrow rear garden which widens towards the rear. Positioned along each neighbouring boundary is existing fencing.

### Proposal

This application seeks permission for the erection of a single storey outbuilding to the rear garden.

### Assessment

#### Design and Appearance

The proposal will be sited to the rear and therefore will not be publicly visible.

The proposal is of an appropriate size to the site which will have a flat roof and be finished in render. As the host dwelling and surrounding dwellings have also been finished in render it is considered that the use of this material would be satisfactory.

Whilst the flat roof design is not inkeeping with the overall character of the host and neighbouring dwellings the proposed outbuilding will not be publicly visible and would therefore not result in a harmful impact to the dwellings overall appearance and character.

The adjacent dwellings also comprise of outbuildings varying in design and materials therefore the addition of an outbuilding would not be out of keeping with the existing area.

Whilst the existing rear garden is narrow there is a section to the rear which widens and is of a sufficient size to site the proposal.

The site is of a sufficient size to accommodate a proposal of this size and still retain sufficient private amenity space.

#### Impact to Neighbours

The proposal will be visible to the neighbours however as a result of its distance away from the dwellings together with predominant screening by way of fencing and planting would not result in a significant impact in terms of neighbouring amenities.

#### 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.

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.

Please note that the outbuilding may only be occupied as ancillary accommodation to the main dwelling, known as 9 Douglas Road Clacton on Sea CO15 3JN Any separate residential use would require planning permission.