

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 Ingarfield Road. The site comprises a single storey detached dwelling, with existing rear extension, and a detached garage to the rear. The site is within the Development Boundary of Clacton on Sea.

Proposal

This application seeks planning permission for a single storey rear extension, which will extend 5.44m beyond the existing rear extension. Its height will match the existing extension, at 2.6m, and materials will match the host dwelling.

Appraisal

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

Visual Impact

The proposed extension represents a significant overall enlargement of the original property, with an overall depth of 8.18m beyond the original rear wall of the bungalow. However, due to the proposal's siting to the rear of the bungalow, and the close proximity of adjacent dwellings, the bulk of the extension will be largely screened from the highway. The use of materials will create a sense of cohesive development. On balance, therefore, it is considered that the proposal will not cause significant harm to the visual amenity of the area.

Impact on Neighbours

The proposal is separated from the northern neighbour by the existing garage, and so will not impact their amenities.

The proposed extension is sited at the boundary with the southern neighbour. The existing building fails the 45 degree sunlight/daylight test with regards to the neighbour's rear window closest to the boundary, and any additional impact on this window will not be significant. The neighbour's extension has large windows across the rear elevation which will be intersected by the 45 degree link in plan, but not in section - due to the separation of this extension from the boundary. The impact on neighbouring daylight and outlook will not be so significant as to warrant refusal of planning permission. No side windows are proposed that would impact neighbouring privacy.

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, 167 square metres will be retained in the back garden - which satisfies this policy.

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 Revision A.

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