

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	03/09/2018
Planning Development Manager authorisation:	SCE	03.09.18
Admin checks / despatch completed	SB	03/09/18

AP

Application: 18/01111/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr & Mrs Patrick

Address: 110 Harwich Road Little Clacton Clacton On Sea

Development: Proposed single storey side extension.

1. Town / Parish Council

Little Clacton Parish Council Recommend approval of this planning application for a single storey side extension.

2. Consultation Responses

Not Applicable

3. Planning History

00/00224/FUL	Change of use of two former farm buildings to class B8: storage of wholefoods in connection with wholefoods retail business	Approved	04.04.2000
02/00807/FUL	Removal of Agricultural Occupancy Restriction as set out in planning permission EHE/TEN/215/54 Condition No. 2	Approved	12.09.2002
14/00988/OUT	Outline planning application with all matters reserved for the residential development of 0.44 ha of land to create 4 detached dwellings with associated garaging and parking.	Refused	08.09.2014
15/01301/OUT	Outline planning application with all matters reserved for the development of a detached dwelling with associated garage and parking.	Approved	01.12.2015
16/00824/FUL	Erection of two detached dwellings with associated garages and parking facilities.	Approved	15.08.2016

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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

HG14 Side Isolation

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

This application relates to 110 Harwich Road, Little Clacton a two storey detached dwelling located outside the settlement development boundary of Little Clacton.

Proposal

The application seeks planning permission for the erection of a single storey side extension to incorporate an extended kitchen, sitting area and utility. The kitchen and sitting area element will measure 2.85 metres in width, 10.6 metres in depth with an overall height of 4.3 metres. There is a lower element to the rear of the extension comprising of a pitched roof that will measure 3.3 metres in width, 1 metre in depth with an overall height of 3.5 metres. The utility will measure 2.5 metres in width, 4.2 metres in depth with an overall height of 4.3 metres.

Assessment

1. Principle of Development

The proposal involves a single storey side extension to a dwelling sited outside of a Settlement Development Boundary. It is acceptable in principle subject to detailed consideration against saved policy HG12, which states the proposed works will be permitted provided it:

- (i) is of a size, scale, and height in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting;

The proposed extensions are located to the north easterly elevation of the host dwelling and it is considered that the site could comfortably accommodate the proposal without appearing cramped or having an adverse impact upon the rural character of the area. Further to this, the proposal is set back from the highway by approximately 18 metres, the single storey nature of extension as well as the use of matching materials, it is considered that the extensions are of a size and scale that are in keeping with the host dwelling.

- (ii) is well related and in proportion to the original dwelling;

The proposed extensions are considered to be in proportion with the host dwelling. The plot size is significant enough to accommodate the proposal and due to the single storey nature, it is not significant enough to warrant a reason for refusal.

- (iii) it is not visually intrusive on a skyline or in the open character of the surrounding countryside;

The area does not benefit from an open character and there will not be significant loss of views as a result. Therefore the proposal is considered that it will not be visually intrusive to the skyline.

- (iv) it retains sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside;

The dwelling would retain good side isolation to its boundaries, thereby preserving the character of the locality.

- (v) would not represent over-development of the site;

The site provides parking and amenity space significantly in excess of the local plan requirements. The dwelling would therefore not represent over-development of the plot.

(vi) would not be detrimental to highway safety;

As a result of the proposal, the access arrangements to the site will remain unchanged. The application site can accommodate parking for two vehicles measuring 5.5 metres by 2.9 metres in line with Essex Parking Standards.

(vii) would not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect;

The proposal will not be visible to the neighbouring dwelling to the south west and therefore there will be no impact upon neighbouring amenities. The proposal will be visible to the neighbouring dwelling to the north east however due to the approximate distance of 4.5 metres to the boundary as well as the single storey nature of the proposals, it is considered that the extensions will not cause any significant impact upon the neighbouring amenities.

(viii) would not replace an existing permanent dwelling which is capable of reasonable improvement and extension and which makes a positive contribution to local character;

The proposal is for single storey side extensions and therefore this criterion is not applicable to this application.

(ix) would not be a replacement for a mobile home, dwelling already demolished or abandoned, or a building not in lawful use as a dwelling house; and

This criterion is met.

(x) would not exacerbate any existing access, drainage or other problems associated with the site.

The proposal is not believed to exacerbate any of the above issues and is therefore acceptable against this criterion.

Other Considerations

Little Clacton Parish Council recommend this application for approval.

There have been no other letters of representation received.

Conclusion

In the absence of any significant material harm as a result of the proposed development, this application is recommended for approval.

6. **Recommendation**

Approval - Full

7. **Conditions / Reasons for Refusal**

- 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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO