

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	20/09/18
Planning Development Manager authorisation:	SCE	20.09.18
Admin checks / despatch completed	ER SB	20/09/18 20/09/18.

Application: 18/01246/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs Herbert

Address: 5 The Chase Holland On Sea Clacton On Sea

Development: Two storey rear extension, conservatory and garage. (Following demolition of existing garden room, garage, and shed). Design amendments to 17/01620/FUL.

1. Town / Parish Council

Clacton is not parished.

2. Consultation Responses

Not Applicable

3. Planning History

17/01620/FUL	Two storey rear extension, conservatory and garage. (Following demolition of existing garden room, garage, and shed).	Approved	20.11.2017
18/01246/FUL	Two storey rear extension, conservatory and garage. (Following demolition of existing garden room, garage, and shed). Design amendments to 17/01620/FUL.	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

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is 5 The Chase, Holland on Sea, a two storey detached dwelling situated within the development boundary of Clacton on Sea. The host dwelling is situated within a residential predominately constructed from semi detached dwellings.

The application had previous consent under planning permission 17/01620/FUL for a two storey rear extension, conservatory and garage. (Following demolition of existing garden room, garage, and shed). This application proposes to remove the brick plinth to the north easterly elevation and replace with rendering.

Proposal

The application seeks planning permission for the erection of a two storey rear extension, conservatory and garage following the demolition of the existing garden room, garage and shed. The rear extension will measure 6.9 metres in width, 6.3 in depth with an overall height of 7.5 metres. The application also proposes a conservatory off of the rear extension which will measure 5.7 metres in width, 4.3 metres in depth with an overall height of 3.5 metres. The proposed garage will measure 9.2 metres in width, 3.4 metres in depth with an overall height of 3.5 metres. The rear extension will have a hipped roof and be constructed from brick and cream render to distinguish it as an extension. The proposal incorporates a window to the first floor which serves a

new bedroom and two roof lights which will serve the landing and bedroom 2. The ground floor proposes a window to the eastern side elevation which will serve the kitchen /diner and on the western side elevation a long mirror is proposed which will serve the kitchen/diner. The proposed garage will be within the same footprint as the existing garage and part of the existing shed.

Assessment

The main considerations for this application are the design and appearance and the impact upon residential amenity.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed extension is situated to the rear of the host dwelling; thereby reducing its visibility however there will be views of the proposal from the west and therefore it will be partially visible from the street scene and will potentially impact upon the character of the surrounding area. The two storey element is considered to be relatively large in nature, however due to it being situated to the rear and the proposed materials will compliment the host dwelling and create a modern appearance, it is not considered therefore that the impact will be significant enough to warrant a reason for refusal.

The proposed conservatory will project off of the two storey element and will be single storey with a pitched roof. The proposal will not be visible from the street scene due to it being sited to the rear of the host dwelling. The proposed rendering to the north easterly elevation will be in keeping with the materials used within the host dwelling. Therefore it is considered that the amendment to the proposal is considered to be acceptable in terms of design and appearance.

The proposed garage is considered to be of a size and scale which is in keeping with the host dwelling. The proposal is single storey and with a pitched roof to the front elevation and a flat roof to the rear. Due to the nature of the proposal and the approximate distance of 21 metres to the highway, the proposal is not considered to cause any significant impact upon the street scene.

Impact upon residential amenity

The proposals will be visible to both adjacent neighbours to the east and the west. The proposed garage will be situated along the western neighbouring boundary which will be the same as the existing garage however the garage will extend out further by approximately 3.5 metres which will replace part of the existing shed. The proposal will also increase in height by approximately 0.7 metres, however due to the single storey nature of the proposal as well as the flat roof which is not considered to cause any impact upon the adjoining neighbour, the proposed garage is not considered to cause any significant impact upon neighbouring amenities. The two storey rear extension will also be visible to the neighbouring property to the west. The proposal is situated approximately 2.45 metres from the neighbouring boundary which will ensure that there is no significant loss of light or the proposal will appear imposing and comply with Policy HG14 of the Tendring District Local Plan 2007. There are two windows proposed on the side elevation, however they are high level meaning that there will be no overlooking or loss of privacy to neighbouring properties from these windows and are for light purposes only.

The proposal will be visible to the adjacent neighbour to the east. The proposed two storey rear extension will be situated approximately 1 metre away from the neighbouring boundary which complies with Policy HG14 of the Tendring District Local Plan and therefore the proposal will not create a cramped appearance. A high level window is proposed on the first floor projection however it is high level meaning that there will be no overlooking or loss of privacy to the neighbouring dwelling. The window to the ground floor will not cause any impact due to the existing fence which denotes the boundary and will help to reduce any impact upon neighbouring amenity. The proposed conservatory will be single storey and due to the roof being hipped away from each

neighbouring boundary as well as the amended materials that will help to reduce any overlooking onto the neighbouring dwelling to the north east. Therefore the conservatory is not considered to cause any significant impact upon neighbouring amenities.

Furthermore, whilst the rear elevation first floor windows will have views further to the rear of the neighbouring garden, an area less likely to be occupied, and will therefore result in a slight improvement overall.

Therefore, on balance, due to the orientation of the host dwelling, the separation between the neighbouring amenities the proposal will not result in significant harm to existing neighbouring amenities.

Other Considerations

Clacton is non parished

No letters of representation have been received.

Conclusion

In the absence of 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 carried out in accordance with the following approved plans: Drawing No. TDC - 0917-1-01 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