

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	20/09/2018
Planning Development Manager authorisation:	SCE	21.09.18
Admin checks / despatch completed	AN	21/9/18

WHE

Application: 18/01224/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr M Harrison

Address: Kinfauns Veterinary Centre The Street Little Clacton

Development: Proposed single storey front extension to provide 2 consulting rooms.

1. Town / Parish Council

Little Clacton Parish Council

Have concerns over the increase in traffic which would impinge on neighbouring properties. The junction onto The Street from the vets, Madison Care and NAWT continually floods when even light rain occurs, making the junction dangerous and is a known accident area.

Little Clacton Parish Council recommend approval, subject to ECC Highways rectifying drainage issues that they know about.

2. Consultation Responses

Not applicable

3. Planning History

03/01284/FUL	Provision of extended car parking	Approved	15.08.2003
15/01474/FUL	Two storey side extension and insertion of rooflights to the front and rear elevations.	Approved	24.11.2015
18/01224/FUL	Proposed single storey front extension to provide 2 consulting rooms.	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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Site Description

The application site relates to the Kinfauns Veterinary Centre located to the eastern side of The Street accessed via a private road and situated within the development boundary of Little Clacton. The premises are served by an existing parking area and to the North West of the application is a pair of listed cottages.

Proposal

The application seeks planning permission for the erection of single storey front extension which will extend the existing seating area and serve two consulting rooms. The proposal will measure 9.3 metres in width, 4.9 metres in depth with an overall height of 3.6 metres.

Assessment

The main considerations for this application are the design and appearance and the impact upon neighbouring amenities.

The separation distance between the proposed extension and the listed properties to the North West together with the dense mature planting means that the proposal will not be harmful to their setting of the listed buildings.

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 considered to be of a design, scale and finish which is in keeping with the existing building. It is sited to the north western end of the building being over 30 metres away from the 'The Street' road frontage. Due to the single storey nature of the proposal and that it is in proportion with the existing building, it is considered that the proposal will not appear prominent or harmful to the visual amenity.

Impact upon neighbouring amenities

Kinfauns is located within a residential area, with number 54 to 56 being the closest to the siting of the proposed extension. However due to the proposal being located to the north west of the building, only glimpses will be seen of the proposal and therefore it is considered that the extension will not cause any significant impact upon neighbouring amenities. The proposal will be visible to the dwellings opposite, number 1 and 2 Little Paddocks however due to the approximate distance of 29 metres and the single storey nature of the proposal, it is considered that the extension will not cause any significant impact upon the neighbouring amenities.

Other considerations

Little Clacton Parish Council have recommended approval for this application however they have concerns over the increase in traffic.

To address this concern, the proposal is introducing two small consulting rooms which isn't considered to cause any significant impact upon the traffic movements.

No letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the development, the 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. 1710A-03

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