

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	21/09/2018
Planning Development Manager authorisation:	SCE	24.09.18
Admin checks / despatch completed	AW	25/9/18

Application: 18/01242/FUL **Town / Parish:** Clacton Non Parished ER

Applicant: Mr Jones

Address: 206 Wellesley Road Clacton On Sea Essex

Development: Proposed garage and conservatory.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

ECC Highways Dept The Highway Authority does not object to the proposals as submitted.

Informative1: The Highway Authority observes that the proposed garage is not dimensionally in accord with current Parking Standards.

Informative2: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester
CO4 9YQ

3. Planning History

18/01242/FUL Proposed garage and conservatory. 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
TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 located to the north of Wellesley Road, inside the development boundary of Clacton on Sea, on the one way system heading into Clacton Town Centre. It serves a semi-detached two storey dwelling, constructed of render with a tiled roof with a conservatory to the side/rear of the dwelling. The front of the site is entirely hard surfaced with a low level front boundary wall. The driveway leads to close boarded gates at the side of the dwelling with further paving for car parking beyond. The rear garden is a large irregular shape, which is predominantly laid to lawn beyond the car parking area, and has a flat roof double garage situated centrally within the site. Close boarded fencing, 1.8m in height, exists on all boundaries.

Proposal

The application proposes a garage and conservatory extension to the dwelling, following the demolition of the existing detached double garage and existing conservatory.

The garage extension will measure 5.5m deep with a maximum width of 4.2m at the rear to align with the existing rear projection of the dwelling. It will project from the side elevation of the existing dwelling by 2.7m and will have a flat roof with maximum height of 2.5m.

The conservatory extension extends from the rear elevation and measures 3.8m wide by 2.5m deep with a monopitch roof with eaves height of 2.3m and maximum height of 2.8m.

The proposed facing materials will consist of render to match the existing dwelling.

Consultations & Representations

Essex County Council Highways were consulted on this application but does not object to the proposals as submitted. They observe that the garage does not accord with dimensions contained within the current Parking Standards, but this issue is addressed within the officer report.

No letters of representation have been received from members of the public.

Assessment

The main considerations of this application are the design, parking and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy TR7 states that adopted car parking standards will be applied and that variations to the adopted standards for residential development will be considered where local circumstances suggest this to be appropriate.

Design

The proposed extensions are considered to be of a scale and nature appropriate to the site and the surrounding area. The development is a modest single storey scheme, which replaces a detached garage and conservatory already in situ at the site. The use of render to match the existing dwelling will allow the extension to blend acceptably with the host dwelling. The overall design of the extension is considered acceptable.

The rear conservatory addition will not be visible from the road. The proposed garage projecting from the side elevation of the dwelling will be partially obscured from view by the existing close boarded gates at the side of the dwelling, resulting in limited views of the development from the road. Views of the addition on approach from London Road onto the one way system will also be limited due to the close boarded fencing surrounding the site and mature trees planted within the site. The development is not considered to have a negative impact upon the street scene.

Parking

The proposed garage extension has an internal depth of 5.2m, and although wide due to the design of the extension the dimensions are below the current Parking Standards. Notwithstanding this, the extension is replacing an existing garage and the site has an area of hardstanding in front of the garage, before and after the access gates, which would allow for the further parking of cars. Whilst the access and egress onto Wellesley Road at the junction with the one way system could cause hazards and inconvenience to traffic the parking and access arrangements at the site have not altered. Furthermore, Highways have not objected to this application, and for these reasons there is no objection to the level of parking or the manoeuvring of vehicles at the site that would warrant a refusal of planning permission.

Impact on Residential Amenity

The garage part of the extension will not cause any adverse impact to the only adjacent neighbour, No. 204 Wellesley Road as views of this will be obscured by the main dwelling. The proposed conservatory addition will be built 0.3m from the side boundary shared with the adjacent neighbour. However, the conservatory extension is a modest single storey addition with a maximum height of only 2.8m and the adjacent neighbours have their own conservatory extension which projects further than the proposed development. For these reasons and due to the orientation of the application site, the proposed development is not considered to result in any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by this neighbour.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the 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: Drawing No. 102 Rev. B and Drawing No. 103 Rev. B.

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.

Highways Informative

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

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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