

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 north facing and situated within development boundary 2 of Little Clacton. The main property is a brick built detached bungalow under a tiled roof. A detached single garage finished in pebbledash with a corrugated roof lies south west of the bungalow at the end of the concrete driveway which runs along the western side of the application site. A new garage has been erected further south at the back of the garden. The back garden has been cleared in preparation for the proposal and is enclosed with fencing. The front garden which is grassed is enclosed by a low level brick wall.

Description of Proposal

The application proposes the erection of a single storey flat roof rear extension. The extension will measure a maximum of 6 metres in depth, 8.6 metres in width with an overall flat roof height of 2.9 metres. There will be two windows facing west serving the kitchen and dining area, with French doors and side windows also serving the dining area to the rear, with one window serving the new lounge overlooking the back garden. The extension will be finished in matching brickwork and white upvc windows and doors.

Assessment

The design and appearance, impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

The single storey rear extension will be glimpsed between the neighbouring properties, however due to its position at the rear and its single storey nature there will be no significant impact to the street scene. The matching brickwork helps to tie the old and new together and ensures there will be no significant impact to the character of the existing dwelling or the immediate area.

The old pebbledash garage will be demolished to make way for the proposal ensuring it won't appear cramped or compromised and will allow for vehicular access if necessary to the newly constructed garage.

Impact upon Residential Amenity

The proposal is a distance of 4 metres from the side boundary with 32 Holland Road ensuring there will be no significant impact to this neighbour in terms of loss of light, privacy or outlook. The site to the east and south of the application site is currently under development following the approval of planning permission for eight bungalows. One of the new bungalows will lie east of the application site. There will be no significant impact to this neighbour as the garage and driveway will be the closest elements to the application site, creating a divide from the living accommodation of both properties.

Over 150 square metres of private amenity space remains following construction of the proposal which is considered more than adequate. There will be no change to the current parking provision.

Other Considerations

Little Clacton Parish Council recommend approval of this application.

No other 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

- 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

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