

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	25/09/2018
Planning Development Manager authorisation:	AN	25/9/18
Admin checks / despatch completed	AP	26/9/18

YRL

Application: 18/01271/FUL **Town / Parish:** Weeley Parish Council

Applicant: Mrs Julie Smith

Address: 3 Connaught Road Weeley Clacton On Sea

Development: Proposed external insulation cladding with rear kitchen extension.

1. Town / Parish Council

Weeley Parish Council Weeley Parish Council has no objection to this application

2. Consultation Responses

n/a

3. Planning History

18/00389/OUT	Outline application for the erection of a chalet style dwelling following the demolition of the existing bungalow (considering scale only).	Approved	04.05.2018
18/01271/FUL	Proposed external insulation cladding with rear kitchen extension.	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
HG9 Private Amenity Space

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is north west facing and situated within the development boundary of Little Clacton/Weeley. The main property is a detached bungalow undergoing renovation along the unmade cul de sac of Connaught Road. The existing bungalow has an open porch in a central position at the front of the property and the bungalow was finished in pebbledash under a tiled roof. In front of the house a small grassed garden is enclosed by a front boundary hedge with a gate for pedestrian access to the front door and gates for vehicular access to the south of the bungalow. The back garden is mainly laid to lawn with mature hedging enclosing each side and mature trees at the south eastern end of the garden.

Description of Proposal

The application proposes external insulation cladding to the sides and front of the existing bungalow along with a single storey flat roof rear extension. The external insulation cladding will increase the width of the existing bungalow from 9.6 metres to 9.95 metres. The depth of the bungalow will increase from 7.5 metres to 8 metres. The 0.5 metre increase in depth will be evident at the front of the property where the newly insulated wall will sit level with the existing porch and where a new flat roof section will project from under the eaves. There will be no change to the ridge height of the existing bungalow. The chimney stack on the rear roof slope has already been removed. Two new windows will be created on each side of the house which will serve the existing rooms of two bedrooms; the kitchen and bathroom. At the front the replacement of the windows will mirror the existing position. The existing part of the bungalow will be finished in an off white render. The single storey flat roof rear extension will measure a maximum of 6 metres in depth, 9.92 metres in width with an overall flat roof height of 3.05 metres. A roof lantern will light the newly created living area with bi-fold doors at the rear. One window to the rear will serve the new bedroom. The extension will also be finished in off white render with white UPVC windows and aluminium framed bi-fold doors.

Assessment

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

Design and Appearance

The finish of the bungalow following the installation of the external cladding will provide a sleek contemporary look to the currently run down bungalow while keeping the original location of the porch maintaining the central entrance feature. The external finish of off white render will continue through to the single storey rear extension, tying the old together with the new. The character of the existing dwelling and immediate area will not be significantly harmed due to minor alterations and additions which will restore the bungalow. The external cladding and the rear extension still ensure that the alterations do not create a cramped appearance.

Impact upon Residential Amenity

The proposal is a distance of 1 metre from the north east side boundary with 5 Connaught Road. 5 Connaught Road has a single garage adjacent to the side boundary ensuring there will be no significant impact to this neighbour in terms of loss of light, privacy or outlook. The proposal is a distance of 3.5 metres from the south west boundary with 1 Connaught Road ensuring there will also be no significant impact to this neighbour in terms of loss of light, privacy or outlook.

The new side windows on the existing bungalow replace the original windows. There are no new openings on either side elevation of the single storey rear extension.

Over 250 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

Weeley Parish Council has no objection to 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: Proposed floor plan Sheet 5 received 13 August 2018, Proposed rear and front elevation Sheet 7 and Proposed side elevations Sheet 8 received 13 August 2018

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
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Are there any third parties to be informed of the decision?
If so, please specify:

YES

NO