

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	04/10/2018
Planning Development Manager authorisation:	SCE	04.10.18
Admin checks / despatch completed	YHL SB	05/10/18. 05/10/18.

Application: 18/01341/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs Orriss

Address: 27 Clarendon Park Clacton On Sea Essex

Development: Proposed single storey rear extension.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

N/A

3. Planning History

92/00666/FUL	Bedroom extension	Approved	09.07.1992
96/00197/FUL	Garage/store	Approved	21.03.1996
18/01341/FUL	Proposed single storey rear 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 located to the south of Clarendon Park, inside the development boundary of Clacton on Sea. It serves a detached single storey dwelling constructed of brick and a tiled roof, with a rear facing flat roof dormer and an existing flat roof rear projection. The front of the site is entirely paved for parking of 2 no. cars, with gated access at the side of the dwelling leading to the rear of the site. The rear garden is set across different levels with a patio and pond area adjacent to the dwelling and a further patio up some steps which also lead to the garden shed. The remainder of the rear garden is laid to lawn with close boarded fencing on the side boundaries.

Proposal

The application proposes a single storey rear extension to infill between the existing rear projection and the east side boundary. The extension measures 2.6m deep and 4.3m wide with a flat roof with maximum height of 2.75m. It will be constructed of brickwork to match the existing dwelling.

Assessment

The main considerations of this application are the design and the impact upon 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.

Design

The proposed extension is considered to be a modest addition, to extend the occupiers existing lounge. It is of a scale and nature appropriate to the site and the surrounding area. The development will not be visible from the road, resulting in no impact upon the street scene and the use of matching brickwork will allow the extension to blend well with the host dwelling. The flat roof will match the height of the existing flat roof projection and the development is considered acceptable in design terms.

Impact on Residential Amenity

The proposed extension will not affect the neighbour to the west as the development is entirely screen by the existing flat roof rear projection. The extension will be located approximately 0.8m from the boundary shared with the neighbour to the east. Whilst this neighbour's dwelling has a flat roof section directly adjacent to the boundary with a window facing onto the application site, the proposed extension will not project far enough or be tall enough to cause any significant loss of light to this window. The extension does not propose any windows to the side elevation and the neighbour's to the east will not have any views of the extension from their garden area due to the existing built form within their boundary. For these reasons, the proposed extension is considered

to be acceptable in terms of the daylight, privacy and other amenities currently enjoyed by neighbouring property.

Other Considerations

No letters of representation have been received.

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 plan: Drawing No. 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:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO