

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.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a west facing detached bungalow known as "214 London Road." The site and its neighbours are set back from the highway with a grass verge and public pavement to the front. Positioned to the front of the house is an area of shingle used as parking which is surrounded by a low boundary fence. Sited to the side of the dwelling is an existing driveway and access gate.

Proposal

This application seeks permission for the erection of a single storey side extension and porch.

Upon initial receipt of the application the plans showed that the side extension would have a flat roof whilst this was acceptable it was agreed with the agent that a hipped roof would allow the enlargement to relate better with the existing house and amended plans have since been provided showing this.

Assessment

Design and Appearance

The area comprises of a variety of two storey and single storey dwellings constructed in a variety of materials. The application site is part of a row of single storey dwellings uniform in design constructed from brick with hipped roofs. The dwellings are set back from the highway with a grass

verge and pavement forward of the site boundary. Other properties in the area have extended by way of conservatories or, garages or car ports.

The proposal will be sited to the side and therefore publicly visible.

The proposal is of a size and design which is inkeeping with the host dwelling and its amended hipped roof design will ensure that the proposal relates well to the existing house and ties in with the existing roof structure.

The proposal will be set back from the front of the site 8m and from the front wall of the main dwelling by 0.35m with its height being 0.9m lower than that of the existing dwelling. This set back and lower height will ensure that the proposal does not over dominate the existing dwelling and appears as a suitable subservient addition to the house.

The proposal will be finished in materials which match the existing dwelling and neighbouring sites.

The proposal will be set back from the front of the site by 8m and from the highway by 17m which will reduce its prominence within the streetscene.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

As a result of the aforementioned reasons the proposal would not result in a harmful impact to the appearance and character of the existing dwelling or area.

Side Isolation

Policy HG14 of the Tendring District Local Plan (2007) states that, extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side boundaries to ensure that new development is appropriate in its setting and does not create a cramped appearance. As a guideline a minimum distance of 1 metre will be sought. Where circumstances warrant it, a greater distance will be sought.

The proposal will be over 4m in height and within 1m to the neighbouring boundary. Whilst this conflicts with saved policy HG14 the roof design proposed will be lower in height than the host dwelling and hipped away from the neighbour of 212 London Road to prevent it from appearing cramped within the streetscene. This impact will be further lessened by the significant setback of the proposal from the highway.

Impact on Neighbours

The proposed side extension will be screened by the host dwelling and would therefore not be visible to 216 London Road sited to the north.

The proposed porch will be visible to 216 London Road however as it is a minor enlargement which would be sited 1.5m from this neighbouring boundary it would not result in a harmful impact to this neighbour.

The proposed porch will be screened from view by the host dwelling and would not be visible to 212 London Road.

As a result of the orientation of the dwellings the proposal will not result in a loss of sunlight to the rear elevation of 212 London Road.

The plans show that there are no windows to be sited along this side elevation and therefore the proposal will not result in a loss of privacy to this neighbour.

The proposal will result in a loss of outlook from the conservatory at 212 London Road as it will be sited within 1m to the boundary. The proposal will have a low eaves height of 2.2m with the roof hipped away from this neighbour to reduce its impact and prominence to this neighbour. There is an existing boundary fence currently sited along the boundary of these two properties which will

screen part of the proposal. It is therefore considered that the loss of outlook resulting from the proposed development is not so significant to refuse planning permission on.

Highway Safety

The Essex County Council Parking Standards states that where a dwelling comprises of two or more bedrooms that 2no. parking spaces should be provided which each measure 5.5m by 2.9m. Whilst the proposal will encroach upon the side driveway there is sufficient space to the front of the site for the parking of two vehicles in line with the aforementioned standards.

It is therefore considered that the proposal would not result in a harmful impact in terms of highway safety.

Other considerations

Clacton is non parished and therefore no comments have been received.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed 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: SL17.01.100-02 REV D.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.