

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	23/10/18
Planning Development Manager authorisation:	AN	1/11/18
Admin checks / despatch completed	SB	05/11/18.

AP

Application: 18/01511/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr Lucas

Address: Old Church Hall 7 London Road Little Clacton

Development: Retrospective permission for retention of single storey rear extension.

1. Town / Parish Council

Little Clacton Parish
Council

Little Clacton Parish Council recommend approval.

2. Consultation Responses

N/A

3. Planning History

92/00384/FUL	(Studio 1 Frames, London Road, Little Clacton) Staff room and w.c. extension	Approved	29.04.1992
94/00908/FUL	(The Old Church Hall, London Road, Little Clacton) Alterations to provide 3 roof windows	Approved	31.08.1994

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

HG9 Private Amenity Space

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is Old Church Hall, 7 London Road, Little Clacton. The single storey detached property is located within the Settlement Development Boundary for Little Clacton within both the Saved Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft. The surrounding area is urban in character, and whilst the building itself is utilised by Studio One Frames, the predominant built form is residential development to all sides. There is also a primary school located to the south-west.

Description of Proposal

This application seeks retrospective planning permission for a single storey rear extension measuring 3m height, 3.6m width and 2.5m depth, which serves as a sitting area.

Assessment

The main elements of assessment for this proposal are the visual impact and the impacts to neighbouring amenities.

Visual Impact

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The extension is sited to the rear of the property, set away from the street scene along London Road to the west. Potential main views of the development would be from the south; however the site is well screened by 1.8m high close boarded fencing and vegetation to the southern boundary,

restricting all views. Further, despite it being sited in close proximity to the residential development to the east, the boundary treatments to the eastern boundary ensure that it will only be partially visible.

Given the above, that the design is considered to be acceptable within this location and its overall minor nature, there is no identified visual harm as a result of the retrospective extension.

Impact to Neighbouring Amenities

Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Whilst there are neighbouring properties to all sides within the surrounding area, notably those located adjacent to the east, the extension is single storey and largely not visible. As a consequence, there will be no harm in respect of loss of light, overlooking or the extension appearing imposing, and therefore impacts to neighbouring amenities will be neutral.

Other Considerations

Little Clacton Parish Council has recommended approval.

There has been one letter of objection received, highlighting potential fire hazard and flooding issues.

In answer to this, potential fire hazard concerns is not a matter for planning and can therefore not form part of this assessment, whilst the site is also not located within a flood zone.

Conclusion

In the absence of any significant material harm as a result of the proposed development, the application is recommended for approval.

6. Recommendation

Approval.

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing number 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.