

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	08/11/2018
Planning Development Manager authorisation:	SCE	09.11.18
Admin checks / despatch completed	SB	12/11/18

Application: 18/01550/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr J Merrick

Address: 82 Gorse Lane Clacton On Sea Essex

Development: Erection of a single storey rear extension.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

N/A

3. Planning History

18/01550/FUL Erection of a 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
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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Site Description

The application site is located to the north of Gorse Lane, inside the development boundary of Clacton on Sea. It serves a detached bungalow constructed of brick with white cladding to the front and rear gable and a tile roof. The front of the site is laid to lawn with a concrete pathway leading to the front door located to the east side of the site and a driveway for parking located to the west. The rear garden consists of areas of gravel, artificial grass with an outbuilding on the rear boundary. Close boarded fences is located on the side boundaries.

Proposal

The application proposes the erection of a single storey rear extension. The extension will measure 4m deep by 6.9m wide with a flat roof with maximum height of 3.1m. The extension will be finished with painted render.

Assessment

The main considerations of this application are the design and the impact on 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 single storey rear extension would be a relatively modest addition intended to create a bedroom and enlarged kitchen. The extension is considered to be of a scale and nature that would be appropriate to the site and the surrounding area. Being located to the rear of the property there would be no views of it from the road resulting in no impact upon the street scene. The extension proposes the use of render which would contrast with the existing brickwork and cladding but is considered to be acceptable in relation to the host dwelling and neighbouring property. The extension would be acceptable in design terms.

Impact on Residential Amenity

The property to the east is level with the application dwelling. The dwelling to the west is set back within the plot and when viewed from the rear garden of the application site the whole side elevation is prominent and a side window is present, although this side window appears to serve the neighbours garage. The extension would be located 2.4m from the western side boundary and 1m from the eastern side boundary. Due to the extension having a maximum height of only 3.1m, and as the dwellings have north facing gardens, the proposed extension is not considered to have any significant adverse impact on the neighbours in terms of loss of daylight/sunlight, particularly to the side window of the dwelling to the west. The side boundaries of the dwelling consists of 1.8m close boarded fencing and no side windows are proposed in the side elevations of the extension

so the development is not considered to cause any adverse impact on the privacy of neighbouring property. Overall the impact on residential amenity is considered acceptable.

Sufficient private amenity space would be retained for the occupiers of the property in accordance with Policy HG9.

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 plans: Drg No. GL/1 and Drg No. GL/2.

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