

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	09/11/2018
Planning Development Manager authorisation:	SCE	14.11.18
Admin checks / despatch completed	AP	14/11/18

Application: 18/01565/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr and Mrs Manolis
Address: 20 Queensway Holland On Sea Clacton On Sea
Development: Single storey side extension.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

N/A

3. Planning History

18/01565/FUL Single storey side 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 east of Queensway, on a corner plot shared with Dulwich Road. It is located inside the development boundary of Holland on Sea and serves a semi-detached bungalow constructed of brick with a tile roof. The front boundary onto Queensway is a low level brick wall with hedge above. This is continued on the side boundary at Dulwich Road, then changes to 1.8m close boarded fencing. The rear and side garden has a patio area, is laid to lawn and has a vast amount of soft landscaping. A garage is located to the rear of the property and is accessed via Dulwich Road.

Proposal

The application proposes a single storey side extension facing onto Dulwich Road. It will measure 2.8m wide by 3.2m deep with an eaves height of 2.6m and ridge height of 3.9m. The proposed materials will consist of brickwork and roof tiles to match the existing dwelling.

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 extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The extension will have an eaves height to match the existing dwelling and will be 2.2m lower than the overall height of the bungalow resulting in a development that is subservient to the host dwelling.

The proposed extension will face onto the highway and will be located 1.5m from the side boundary of the site. It will be partially screened by the existing boundary treatments at the site and will not appear cramped within the plot. Furthermore, the use of materials to match the existing dwelling will make the extension blend acceptably with the main dwelling and the development will not look out of character or have any adverse impact upon the street scene.

The proposed development is a modest addition that is considered acceptable in design terms.

Impact on Residential Amenity

The proposed extension will not be close to any nearby residential properties. As a result, the proposed single storey extension will not have any adverse impact on the residential amenities enjoyed by neighbours.

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

Other Considerations

Parking at the site will remain unaltered.

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