

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	21/11/18
Planning Development Manager authorisation:	GN.	21/11/18
Admin checks / despatch completed	AP	21/11/18

*GN*

**Application:** 18/01620/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr and Mrs Neal

**Address:** 17 Newport Drive Clacton On Sea Essex

**Development:** Proposed glazed roof lantern to single storey rear extension approved under 14/00927/FUL.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

14/00927/FUL	Proposed single storey rear extension following demolition of existing conservatory.	Approved	13.08.2014
18/01620/FUL	Proposed glazed roof lantern to single storey rear extension approved under 14/00927/FUL.	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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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**

### Proposal

This application seeks permission to alter the design of an approved extension to a dwelling within the development boundary of Clacton on Sea. This proposal adds a roof lantern to the centre of the flat roof of the extension. No other aspects of the design are changed. Construction has begun on the approved extension.

### Design

The addition of the roof lantern is not a significant change from the approved design, and is in keeping with the scale and design of the extension as originally proposed. It will not be prominent in the street scene due to its siting to the rear and the overall height is lower than the host dwelling, maintaining a sense of subservience.

### Impact on Neighbours

The proposed roof lantern will not allow overlooking into neighbouring properties, and is positioned centrally in the roof of the extension so will not impact neighbouring outlook or daylight.

### Other Considerations

No letters of representation have been received.

### Conclusion

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

## **6. Recommendation**

Approval - Full

## **7. Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 01 Revision C.

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	NO