

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	29/11/2018
Planning Development Manager authorisation:	SCE	03.12.18
Admin checks / despatch completed	SB	03/12/18.

Application: 18/01707/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mrs Cranston

Address: 61 Bedford Road Holland On Sea Clacton On Sea

Development: Single storey extension to form bedroom and en-suite.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

N/A

3. Planning History

83/00225/FUL Front extn Approved 31.03.1983

18/01707/FUL Single storey extension to form bedroom and en-suite. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Bedford Road, on a corner plot shared with Queensway and is inside the development boundary of Holland on Sea. It serves a semi detached two storey dwelling constructed of brick with a tile roof. The property has a single storey addition and pergola on the east side of the property that attaches to the single garage located to the rear of the garden that is accessed via Queensway. Close boarded fencing 1.8m in height acts as the boundary treatment for the rear garden, which is predominantly laid to lawn with shrubs planted.

Proposal

The application proposes a single storey extension to form bedroom and en-suite, following the removal of the single storey addition and pergola that is current attaches the house to the garage. The extension will measure 4.3m from the side elevation of the dwelling and a maximum 6.37m deep. It will have a flat roof with a height of 2.9m. It will be constructed of a brick plinth to match the existing dwelling and white 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 extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The position of the extension within the site results in potential views of the development from both Bedford Road and Queensway. However, due to the single storey, modest nature of development the extension will be well screened from the road by the existing boundary treatment. Furthermore, the development will replace existing structures which are approximately 2.6m in height, albeit on a slightly smaller footprint.

The extension will be set back from the forward most elevation of property by 6.8m and acts as a subservient addition to the host dwelling. The use of white render as the main material will contrast with the existing brick construction, but is considered to complement the host dwelling making the development acceptable in design terms.

Impact on Residential Amenity

The application site is located on a corner plot and the proposed extension is located on the side elevation facing the highway. The extension will be located over 4.5m from the attached neighbour

to the west and views of the extension will be minimal. The development will be screened from the neighbour to the rear as a result of the garage and remaining garden area. For these reasons and due to the modest nature of development, the proposed development is not considered to result in any significant adverse impact in the daylight, privacy or other amenities currently enjoyed by neighbouring property.

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

Other Considerations

No letters of representation have been received.

Parking arrangements at the site via Queensway are unaffected by the proposal.

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. 61/BRH/1.

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