



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

The application seeks permission for the erection of a single storey flat roof rear extension following the demolition of the existing conservatory to an art deco style bungalow within the settlement development boundary of Clacton on Sea.

### Design and Appearance

The proposal which is sited at the rear of the property will not be seen from Madeira Road and therefore there will be no significant impact to the street scene. The use of matching materials helps the extension to blend in with the original bungalow ensuring there will be no significant harm to the character of the existing dwelling or the immediate area. The proposed extension will create a simple look that is more in keeping with the clean lines of the art deco style of the original bungalow and will improve the appearance of the rear elevation.

### Impact upon Residential Amenity

There are no openings on either side of the proposed rear extension. There is a distance of 3.25 metres from the proposal to the north eastern side boundary shared with 47 Madeira Road. This distance from the side boundary along with the position of the single garage at the host dwelling provides a degree of separation between the properties ensuring that there will be no significant impact to this neighbour in terms of loss of light, loss of privacy or overlooking.

The proposal will be built up to the south western side boundary shared with 43 Madeira Road. The garage at number 43 is positioned so it provides an element of screening to the proposal from the garden of number 43. If the garage at number 43 was removed, the orientation of the properties of 45 and 43 ensure that there would be no significant impact to this neighbour in terms of loss of light, loss of privacy or overlooking.

At least 195 square metres of private amenity space remain following the construction of the proposal which is considered more than adequate. There is no change to the off road car parking provision.

### Other Considerations

No letters of representation have been received.

### Conclusion

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: Drawing No. RO-P-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.

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