

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	17/12/2018
Planning Development Manager authorisation:	AN	18/12/18
Admin checks / despatch completed	KAR	19/12/18

Application: 18/01825/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr & Mrs Hawkins
Address: 106 Madeira Road Holland On Sea Clacton On Sea
Development: Proposed two storey and first floor side extensions and porch.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

13/00658/FUL	Single storey rear and side extension following demolition of existing detached garage.	Approved	01.08.2013
18/00840/FUL	First floor side extension.	Approved	31.07.2018
18/01825/FUL	Proposed two storey and first floor side extensions and porch.	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
HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

The application seeks permission for the erection of a two storey side extension, first floor side extension and extended porch to a house located within the settlement development boundary of Clacton on Sea.

Background

Previous planning application reference 13/00658/FUL for a single storey rear and side extension has been completed at the property. Further to this, planning application 18/00840/FUL was approved for a first floor side extension above the garage but has not been built.

Design and Appearance

The two storey side extension will be set back from the front of the existing dwelling by 1.35 metres and although it will be visible from Madeira Road its set back position ensures it will not be a prominent feature in the street scene. The first floor side extension will sit behind the new two storey element, together with their low pitched roofs which match the height and angle of the main roof and the gable at the front of the existing house ensure the elements tie together to create an extension that is in keeping with the character of the existing house and immediate area. The proposed extension to the front porch is a minimal addition and will not look out of place.

The external facing materials will in the main match the existing house in the form of a pebbledash finish although the use of brick on the front elevation of the two storey element and the porch will help create interest and form a natural break which defines the extensions.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. The first floor side and two storey side extensions are a distance of just under 1 metre from the side boundary shared with 108 Madeira Road and although this does not meet the recommendation, on balance the impact of the extension would not be significantly different if there was a distance of 1 metre to the side boundary. The hipped roof of the first floor and two storey extensions and the retention of the alleyway immediately adjacent to the neighbouring property of 108 Madeira Road ensure that there is no significant impact to this neighbour. One of the ground floor side windows at 108 Madeira Road serves a bedroom while the other is a secondary window serving the lounge. It is possible that some loss of light may occur

however when considering the previously approved first floor side extension the additional impact from this application is minimal and not so significant to justify a refusal on these grounds. Due to the position of the first floor extension, the orientation of the properties along this side of Madeira Road and the placement of the windows on the north and south elevations of the proposal there will be no significant impact to 108 Madeira Road in terms of loss of light, loss of privacy or outlook.

The private amenity space will not be affected by the proposal and ample off road car parking will remain in front of the garage and the house.

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. 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.

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