

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	16/01/2019
Planning Development Manager authorisation:	SCE	17.01.19
Admin checks / despatch completed	ER	17/01/19

Application: 18/01952/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr & Mrs Jones

Address: 17 Amerells Road Little Clacton Clacton On Sea

Development Proposed rear extension and loft conversion including new roof.

1. Town / Parish Council

Little Clacton Parish Council

Little Clacton Parish Council have no objections to this planning application.

2. Consultation Responses

N/A

3. Planning History

18/01952/FUL Proposed rear extension and loft conversion including new roof. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Site Description

The application site is located to the north of Amerells Road, inside the development boundary of Little Clacton. It serves a detached single storey dwelling constructed of pebbledash render and a slate roof. The front of the site has a low front boundary wall with planting and off road parking. The rear of the site is laid to lawn with fencing on the boundaries. The surrounding properties consist of a mixture of two storey dwellings, chalet style properties and bungalows, of differing styles and materials.

Proposal

The application proposes a rear extension and loft conversion including new roof. The rear extension will measure 4.3m deep and 9.1m wide. The loft conversion will consist of raising the roof of the whole dwelling from 5.7m to 6.9m and inserting a rear elevation window at first floor level and roof lights on the front and side elevations. The eaves height will remain at the existing 3m in height. The proposed materials will consist of painted render and slate roof tiles to match the existing dwelling.

Assessment

The main considerations of this application are the design and the impact upon 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.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4m in height will be required to retain appropriate open space between the dwelling and side boundaries to ensure that new development is appropriate in its setting and does not create a cramped appearance. As a guideline a minimum distance of 1m will be sought.

Design

The proposed development is considered to be of a scale and nature appropriate to the site and the surrounding area.

The development will be visually prominent from the road on approach from the east and west. The increased height of 1.2m will make the development prominent in the street scene. The rear extension, with rear facing gable, will result in a vast roof slope that will also be a prominent feature. Notwithstanding this, whilst the neighbouring properties either side of the application site have a uniform design to the existing dwelling, other properties in the street consist of a mixture of styles and materials. For example the dwelling at number 21 Amerells Road is a two storey dwelling with a front and rear gable resulting in a large pitched roof and prominent roof slope adjacent to a bungalow.

The eaves height of the development will remain the same as existing and the extension will not be located any closer to the side boundaries than the main dwelling. Whilst the development fails Policy HG14 in relation to its proximity to the western side boundary (only 0.25m from the boundary), the development will not appear cramped within the plot due to the position of the extension within the site.

To maintain a similar appearance to the adjacent properties the application site will retain the hipped roof at the front of the property and the use of matching materials will blend the development with the host dwelling and surrounding dwellings. Overall, due to the variety of different style of property in the surrounding area the development is considered to be acceptable in design terms.

Impact on Residential Amenity

The proposed development will maintain the existing eaves height of 3m. It will be located 0.25m from the boundary to the west and 1m from the boundary to the east. Whilst the ridge height is being increased, due to the low eaves height remaining the same and orientation of the properties, the development is not considered to have any significant adverse impact upon the adjacent neighbours in terms of sunlight/daylight.

No windows are included in the side elevations of the extension and the insertion of roof lights to facilitate the loft conversion will give views skywards due to their position. Whilst the development fails Policy HG14, the development is not considered to result in any significant adverse impact on the privacy or other amenities currently enjoyed by neighbouring property that would warrant the refusal of planning permission.

Other Considerations

The application will increase the number of bedrooms from 2 bedrooms to 3 bedrooms. The level of off street parking available at the site will remain unaltered, and although the increase in number of bedrooms may intensify the use of the site there is no objection to the parking arrangements available at the site.

Little Clacton Parish Council have no objections to this planning application.

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