



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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

## **5. Officer Appraisal**

### **Proposal**

This application seeks planning permission for a ground floor rear extension, ground floor front extension and a hip to gable conversion and side dormer to create first floor accommodation, all to a dwelling within the Development Boundary of Clacton on Sea.

### **Design and Appearance**

The surrounding area is characterised by buildings of various designs and sizes. The proposed gable to the front and additional roof height isn't out of keeping with nearby dwellings, and the design is appropriate for a chalet bungalow style dwelling. Various materials and finishes are present in nearby properties, so weather boarding to the gable will not be harmful to the character of the area.

The extension to the front of the dwelling will create a single front elevation which is symmetrical, and will not harm the character of the dwelling.

The side dormer is set back from the front, and is a minor incident in the roof slope which will not result in visual harm.

The rear extension is of an appropriate size for the host dwelling, and the roof height steps down considerably from the main section of the house - which prevents the side roof slope from appearing too bulky and over bearing.

Adequate parking and private amenity space is retained.

### Impact on Neighbours

The additional height created by the hip to gable roof conversion is focussed toward the centre of the dwelling, so will not significantly impact neighbouring daylight or outlook. The side facing dormer will serve a bathroom, and a condition will be imposed requiring this to be obscure glazed to protect neighbouring privacy. The roof light to the north roof slope serves the staircase, so will have no significant impact on neighbouring privacy. The rear window to the first floor will allow some overlooking into neighbouring gardens - but as it serves a bedroom (which is not a primary living space) and the viewing angle into private areas will be oblique, the harm is not significant enough to warrant refusal of planning permission.

The single storey rear extension is separated from neighbouring dwellings by 3m, and will not harm neighbouring daylight or outlook. Ground floor windows to the rear and side will not allow overlooking into private areas of neighbouring properties, and the proposed roof lights to the rear extension will be above head height so will not result in overlooking.

### 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 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. P01d.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 The south facing dormer window shall be glazed in obscure glass prior to occupation, and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of neighbouring properties.

## 8. Informatives

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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