

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	30/01/2019
Planning Development Manager authorisation:	SCE	31.01.19
Admin checks / despatch completed	ER	31/1/19

Application: 18/02018/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr H Quilter

Address: 23 Colne View St Osyth Clacton On Sea

Development: Proposed alterations and additions.

1. Town / Parish Council

St Osyth Parish Council Whilst the Parish Council has no objections to the application, it should be noted that when edited for presentation via projector, the plans are faded and extremely difficult to view.

2. Consultation Responses

N/A

3. Planning History

18/02018/FUL Proposed alterations and additions. 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
EN3 Coastal Protection Belt

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design
PPL2 Coastal Protection Belt

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 south of Colne View, inside the development boundary of St Osyth and within the Coastal Protection Belt. The site serves a single storey dwelling constructed of brick with a tiled roof. The property has an attached flat roof garage. The front of the site has a concrete driveway with an area of grass and mature planting on the boundaries. The rear of the site is relatively overgrown with a dilapidated outbuilding, mature trees/shrubs on the site boundaries and the back of the site is open to provide views of the sea.

Proposal

The application proposes alterations and additions to the dwelling, consisting of changing the flat roof garage to a monopitch roof to match the style of the rest of the dwelling, and infilling other parts of the roof to join the existing roofs together. The materials to be used will consist of painted brick/render and hardiplank boarding with concrete roof tiles. The footprint, eaves height and maximum height of the dwelling will remain as existing.

Assessment

The main considerations of this application are the design and 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 additions to the dwelling are considered to be of a scale and nature appropriate to the site and the surrounding area. The roof over the garage and the infilling of the existing roof is consistent with the design of the existing dwelling and of other dwellings along the south side of Colne View. The use of painted brick and render, and hardiplank cladding blends the development acceptably with the existing dwelling and other properties in the street. The dwelling is located at the end of a cul de sac with mature planting that will obscure views of the property from the road. The development is therefore considered to have a neutral impact on the street scene. It is considered to modernise and improve the visual appearance of the property making it acceptable in design terms.

Impact on Residential Amenity

The proposed development does not extend the footprint of the existing dwelling and the monopitch roof addition to the garage is angled away from neighbouring property with the eaves height of the dwelling remaining as existing. Further, the infilling of the roof is central to the property and the height does not increase further than the existing ridge height. The insertion of

new windows and proposed alterations to fenestration are all at ground floor level and do not cause any concerns regarding overlooking or loss of privacy to neighbours. Overall, the development is not considered to cause any significant adverse impact to the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Other Considerations

St Osyth Parish Council has no objection to the application.

No letters of representation have been received.

Conclusion

It is considered that the revisions to the proposed development are 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. 3

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>