

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	28/01/2019
Planning Development Manager authorisation:	SCE	31.01.19
Admin checks / despatch completed	SB	04/02/19

Application: 18/02060/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs P Stephens

Address: 91 Aylesbury Drive Holland On Sea Clacton On Sea

Development: Proposed single storey side and rear extensions following demolition of conservatory.

1. Town / Parish Council

Holland on Sea non parished

2. Consultation Responses

Not applicable

3. Planning History

18/02060/FUL Proposed single storey side and rear extensions following demolition of conservatory. 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
HG9 Private Amenity Space

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

Local Planning Guidance
Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for the erection of single storey side and rear extensions to a semi-detached dwelling within the development boundary.

Assessment

Design and Appearance

The dwelling is situated on a corner plot with an existing rear conservatory and detached garage.

As a result of the dwellings corner plot location the proposed enlargements will be visible from Aylesbury Drive and Fleetwood Avenue.

The proposed additions are of an appropriate design and scale to the host dwelling including matching design elements such as the use of similar materials as well as opening size and design.

The proposed side addition will incorporate a similar roof type of the existing house and will be 0.3m lower than the host dwelling ensuring that it does not over dominate the existing house and appears as a subservient addition to the house.

The side extension will be set back from the front of the site by 9m and from the front wall of the existing dwelling by 0.9m which will reduce its prominence within the streetscene.

The rear extension will be visible from Fleetwood Avenue consist of a flat roof. The rear extension will be 4m from the side boundary which will lessen its impact when viewing the dwelling from the side.

Located to the west of the dwelling is an existing grass verge comprising of planting and a small number of trees. This grass verge creates a separation distance between the dwelling and Fleetwood Avenues highway reducing the proposals prominence further.

The rear and side extension will also be partially screened from view by the existing garage and fencing situated along Fleetwood Avenue.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Flood Risk

The site is located within the National Flood Zone 2 and 3. As part of the application process and in line with the requirements under policy Q13 of the Adopted Local Plan 2007 a Flood Risk Assessment has been submitted which details the proposal as well as flood risk mitigations measures.

The proposal will therefore not result in a harmful impact in terms of flood risk.

Impact on Neighbours

There are no neighbouring properties to the east of the site.

Sited to the south is 195 Fleetwood Avenue which is a single storey semi-detached dwelling with three windows which look onto the application site. Two of these windows are obscure glazed and the third serves the existing kitchen all of which currently receive a reduced amount of light and outlook due to screening by the host dwelling and boundary fencing. The proposal will reduce this further however as these windows already receive little light and outlook this would not be so significant to refuse planning permission upon.

The proposal includes new openings to the rear which will look onto this adjacent site and result in an increase into overlooking to this neighbours garden. These windows will be sited sufficiently away and screened by existing boundary fencing which could also be increased to 2m under permitted development and therefore the loss of privacy in this instance is not so significant to refuse planning permission upon.

The proposal will be visible to 93 Aylesbury Drive sited to the west and would result in a loss of light and outlook to this neighbour. The Essex Design Guide sunlight/ daylight calculations have been applied and in this instance the 45 degree line in plan would encompass the neighbouring dwellings window however in elevation would only just intercept the lower section of this window. The loss of light is therefore not so significant to justify refusing planning permission upon.

Whilst the proposal will result in a loss of outlook to this neighbour it will have a flat roof design and be predominantly screened by the existing boundary fence and therefore any loss of outlook is likely to be minimal and not so significant to refuse planning permission upon.

The extension will not result in a loss of privacy to this neighbour as there are no windows proposed along this side elevation.

Other Considerations

Holland on Sea is non perished and therefore no comments are required.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed 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: 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.