

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	14/02/2019
Planning Development Manager authorisation:	SCE	21.02.19
Admin checks / despatch completed	KML SB	22/02/19 22/02/19

Application: 19/00083/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr S Gove

Address: 48 Dixon Avenue Clacton On Sea Essex

Development: Proposed single storey side extension and bay window to the front.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

Not applicable

3. Planning History

06/02055/FUL	Extension and alterations.	Approved	07.02.2007
19/00083/FUL	Proposed single storey side extension and bay window to the front.	Current	

4. Relevant Policies / Government Guidance

National Planning Practice Guidance
NPPF National Planning Policy Framework July 2018

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
 TR1A Development Affecting Highways
 TR7 Vehicle Parking at New Development
 HG14 Side Isolation

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

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice
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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The application site comprises of a south east facing semi detached dwelling with open frontage used for parking. The application dwelling is one of a selection of dwellings which are set back from the highway and are accessed through a shared access off of Dixon Avenue.

Proposal

This application seeks permission for the erection of a single storey side extension and front bay window.

Assessment

Design and Appearance

The proposal will be sited to the front and side and therefore publicly visible.

Whilst visible the proposal will be sited approximately 10m from the front of the site which will reduce its prominence within the streetscene.

The proposed side extension will be 0.5m lower in height than the host dwelling and set back 1.7m from the front wall of the existing house which will prevent it from over dominating the house and allow it to appear as a subservient addition to the main dwelling.

The proposed additions are of an appropriate design and scale which relate well to the host dwelling and will be finished in materials which are consistent with the existing house.

Whilst there are no other bay windows within the immediate vicinity of the dwelling the proposed bay window is of a minor nature which is of an appropriate design to the host dwelling and will be constructed from materials which match the existing house. As a result of its minor nature and similar design it is considered that the introduction of such a front addition would not have a damaging impact to the character of the area.

Whilst the proposal will be 4.9m in height the plot is of a suitable size to accommodate the new extension without it appear cramped within the streetscene. Furthermore the extension will be set off of the boundary by 1m.

Highway Safety

The proposal will encroach upon the existing driveway however there is sufficient space at the site to accommodate the proposal and still retain sufficient space for the parking of two vehicles in line

with the Essex County Council Parking Standards. The proposal would therefore not result in a harmful impact in terms of highway safety.

Impact to Neighbours

The proposed bay window will be sited to the front and due to its minor nature would not have an impact to the neighbouring dwellings.

The proposed side extension will be screened by the existing dwelling and will not have an impact to 52 Dixon Avenue sited to the south.

Sited to the north is an existing two storey detached dwelling known as 46 Dixon Avenue with an associated detached garage to the south west of the main dwelling. Sited along the boundary of this neighbour is existing fencing.

The proposal will be visible to this neighbour however due to the separation created by the existing garage the proposal will be sited 5m from the adjacent house. As a result of sufficient distance between the proposal and neighbouring house and the existing boundary fencing which will partially screen the proposal the new extension would not result in a significant loss of outlook to this neighbour.

The proposal will result in a loss of light to this dwelling and therefore the sunlight/ daylight calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would encompass most of the rear elevation of this dwelling however in elevation would not intercept the house. The loss of light is not so significant to refuse planning permission on.

Two openings will be positioned along the side elevation facing 46 Dixon Avenue however as these will be screened by the existing fence and be at ground floor level they would not result in a significant loss of privacy to the neighbour. Furthermore it is noted that the existing house currently has two existing windows along the side elevation facing this neighbouring garden.

Other Considerations

Clacton is non parished 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.

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.