

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	13/03/2019
Planning Development Manager authorisation:	GN	13/3/2019
Admin checks / despatch completed	ER	14/03/19

Application: 19/00094/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs S Beckham

Address: 5 Ashtead Close Clacton On Sea Essex

Development: Proposed two storey side extension and single storey rear extension - following demolition of conservatory, garage & side workshop/garage.

1. Town / Parish Council

Clacton is non parished.

2. Consultation Responses

Not applicable

3. Planning History

17/01815/FUL Proposed two storey side extension and single storey rear extension - following demolition of conservatory, garage & side workshop/garage. Approved 16.02.2018

19/00094/FUL Proposed two storey side extension and single storey rear extension - following demolition of conservatory, garage & side workshop/garage. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

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

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 5 Ashstead Close, an eastly facing two storey detached dwelling situated within a residential cul de sac. The property is on the Cann Hall estate and located within the development boundary of Clacton on Sea.

Planning permission was granted for the erection of a two storey side extension and single storey rear extension following the demolition of the conservatory, garage and side workshop/garage under planning reference 17/01815/FUL. When the site visit was undertaken, works had already commenced.

Proposal

The application seeks planning permission for the erection of a two storey side extension and single storey rear extension following the demolition of the conservatory, garage and side workshop/garage. This application is for the same scheme but constructed from differing materials. The proposed side extension will measure 8.7 metres in depth, 5.8 metres in width with an overall height of 6.9 metres. The proposal will accommodate a garage to the ground floor and a bedroom and bathroom to the first floor.

The single storey rear extension will measure 7.9 metres in width, 1.8 metres in depth with an overall height of 3.7 metres. The proposal will accommodate the extended lounge to the ground floor.

Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenities and parking.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The two storey side extension will be located to the northern elevation of the host dwelling and therefore will be visible from the street scene of Ashted Close. The proposal is considered to be of a size, scale and design that is in-keeping with the host dwelling, with the use of rendered walls to distinguish the proposal as an extension. The roof of the two storey extension will match the pitch of the main roof of the original house and the extension will be stepped back from the principal elevation by 1.6 metres thereby creating an appearance that sits comfortably in the setting. Therefore the proposal is not considered to be of a detrimental visual impact to the character of the area.

The proposed rear extension will not be visible from the street scene and therefore will not impact upon road. The proposal is single storey and with the use of render to distinguish the proposal as an extension and match the two storey extension, it is considered to be acceptable in terms of design.

The design of the proposed extension is therefore considered acceptable in terms of the design and appearance and policies within Tendring District Local Plan (2007).

Impact upon neighbouring amenities

The proposal will not impact upon the neighbouring dwelling to the south as the proposal is situated on the northern elevation.

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary, which in this case has been met with a distance of 1 metres to the northern boundary shared with 7 Ashted Close.

Parking

Essex Parking Standards requires two parking spaces for a dwelling two bedrooms or more measuring 5.5 metres by 2.9 metres. The existing garage does not meet Essex Parking Standards requirements of 7 metres by 3 metres. The proposed garage meets this requirement and parking spaces can be provided to the front of the host dwelling. Therefore the proposal complies with highway policies.

Other Considerations

Clacton is non parished.

No letters of representation have been received.

Conclusion

In the absence of significant material harm as a result of the development, this application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 01 Revision G

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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO