

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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