

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AN	8/3/19
Planning Development Manager authorisation:	AN	18/3/19
Admin checks / despatch completed	SB	18/03/19

Application: 19/00100/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr Palmer

Address: 3 Edward Close Little Clacton Essex

Development: Proposed single storey rear extension including 2 no. roof lights and front oak framed canopy.

1. Town / Parish Council

Little Clacton Parish Council No comments received.

2. Consultation Responses

n/a

3. Planning History

17/00285/FUL	Detached bungalow.	Refused	06.06.2017
17/01436/FUL	Erection of a pair of semi-detached houses and a detached bungalow.	Approved	24.10.2017
18/00330/FUL	Three detached bungalows.	Approved	04.07.2018
19/00100/FUL	Proposed single storey rear extension including 2 no. roof lights and front oak framed canopy.	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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a single storey rear extension (measuring 5m in depth) and a front porch canopy (measuring 2m in depth) to a semi-detached dwelling within the development boundary of Little Clacton.

Design

Due to its siting on the front elevation of the dwelling, the proposed canopy porch will be a prominent feature - particularly as the property is visible from the length of Edward Close. However, surrounding properties have a variety of finishes and several have porch additions in different styles - so the proposal is not considered to harm the character of the close. The open nature will prevent the porch from appearing overly bulky.

The proposed rear extension will be screened from the highway. Although it will be a large addition to the property, its size can be accommodated by the host dwelling, and adequate private amenity space will be retained to the rear.

Impact on Neighbours

The front porch canopy is an open design, and will not impact neighbouring privacy, outlook or daylight.

The rear extension is single storey in nature. The 45 degree daylight/sunlight test shows that a neighbouring window will be obscured in plan but not in section. There will therefore not be a significant impact on this neighbour's daylight or outlook. The only side facing windows are roof lights which are above head height, so will not impact neighbouring privacy.

Planning permission has been granted for additional dwellings in the land to the east - however, sufficient separation is retained from the eastern boundary to prevent impact on the amenities of these future neighbours.

Other Considerations

Little Clacton Parish Council have made no comment on the application.

One letter of representation has been received, from the adjacent neighbour 4 Edward Close, raising concerns over the size of the proposal. Although it is acknowledged that the extension will be large, it is considered that the size can be accommodated by the site without significantly impacting neighbouring amenities.

Conclusion

In the absence of material harm as a result of the proposed development, this 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: Drawing no. 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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	NO
Are there any third parties to be informed of the decision? If so, please specify:	NO