

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/03/2019
Planning Development Manager authorisation:	AN	25/3/19
Admin checks / despatch completed	SB	25/03/19.

Application: 19/00138/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Myhill

Address: 32 Douglas Road Clacton On Sea Essex

Development: Proposed two storey side extension and single storey front extension.

1. Town / Parish Council

Clacton non Parished

2. Consultation Responses

Not applicable

3. Planning History

19/00138/FUL	Proposed two storey side extension and single storey front extension.	Current
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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

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

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 permission for the erection of a two storey side extension and single storey front extension to a semi-detached dwelling located within the development boundary.

The plans also show a proposed rear extension which has been assessed and is considered to be permitted development and has not been assessed as part of this application.

Assessment

Design and Appearance

The local area is characterised by two storey semi-detached dwellings many of which have had previous two storey side extensions. The majority of these properties have been finished in render with the colour varying between houses. The neighbouring dwelling of 30 Douglas Road also benefits from a two storey side extension and front extension similar to the proposal.

The proposal will be sited to the side and front and will be noticeable additions within the streetscene.

The design of the proposal is appropriate to the existing dwelling and incorporates such features as matching openings and hipped roof designs. The enlargements will also be finished in render to match the existing house.

The proposal will match other extensions within the area and have been designed to adhere to the character of the dwelling and area.

The two storey extension will be 0.2m lower than the host dwelling and set back 1.3m from the front wall of the existing house to prevent it from over dominating the existing dwelling and to allow it to appear as a subservient addition.

The front extension is of a single storey design which will continue the hipped roof design over the existing living room and will be set back from the front of the site by 7m to further reduce its prominence within the streetscene.

The existing dwelling has solar panels sited to the front and side of the roof which will be relocated to the extensions side roof slope. Whilst an unattractive feature to the house the new location of the solar panels will mean that they are more screened by the neighbouring dwelling and not so prominent within the streetscene. It is therefore considered the relocating of the solar panels would not be so significant to refuse planning permission upon. It is also noted that other dwellings within the area also have solar panels on their front and side roof slopes.

Since receipt of the application amended plans have been received to show that the proposal will be stepped in from the boundary by 1m which will allow it to appear less cramped on the site and to comply with Saved Policy HG14.

Highway Safety

The proposal will be sited on the existing driveway currently used for parking however the land to the front and side of the dwelling is of a sufficient size to accommodate the proposal and still retain sufficient parking for 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 proposal will not result in a loss of residential amenities to 30 Douglas Road sited to the east of the site as it will be screened from view by the host dwelling.

The proposed front extension will be visible to 34 Douglas Road sited to the west of the site however as it will be sited 2.4m away from this neighbouring boundary would not result in a loss of residential amenities to this neighbour.

This neighbouring dwelling of 34 Douglas Road has three obscure glazed windows sited along its side elevation at first floor level which currently look onto the side of the application house. The proposal will result in a loss of outlook and light from these windows however as these windows already receive little light and outlook due to their design and siting this loss would not be so significant to refuse planning permission upon. This enlargement will be sited 1m away from this neighbouring boundary and will not protrude past the rear wall of the neighbouring dwelling and would not result in a loss of outlook or light to this neighbours openings to the rear.

The proposal comprises of a new rear window at first floor which will overlook into this neighbours garden. As this neighbour is already overlooked by the host dwelling and other neighbouring houses it is considered the level of privacy lost is not so significant in this instance to refuse planning permission upon.

Other Considerations

Clacton is non parished and therefore no comments are required.

3 letters of objection have been received from the neighbouring site "30 Douglas Road," and their comments can be summarised below;

- Loss of light.
- Loss of outlook.
- Impact to streetscene.

The proposal will be screened from view of this neighbour by the application dwelling and would therefore not result in a significant loss of residential amenities to 30 Douglas Road. The impact to the streetscene has been assessed above.

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: 0491_A_DD_006 Rev 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.