

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	20/03/2019
Planning Development Manager authorisation:	SCE	20.03.19
Admin checks / despatch completed	SB	25/03/19.

Application: 19/00200/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr R Beere

Address: 5 Mountview Road Clacton On Sea Essex

Development: Proposed single storey side extension - following demolition of garage.

1. Town / Parish Council

Clacton on Sea non parished

2. Consultation Responses

Not applicable

3. Planning History

19/00200/FUL	Proposed single storey side extension - following demolition of garage.	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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 planning permission for the erection of a side extension to a detached dwelling within the development boundary.

Since receipt of the application the plans have been amended to show the rear roof of the extension to be a hipped roof and for the front elevation to have a bay window. These amendments are considered to improve the scheme allowing it to relate better to the existing house.

Assessment

Design and Appearance

The proposal will be sited to the side and will replace the existing flat roof garage at the site.

The proposal is of an appropriate design and scale to the existing dwelling.

The amended plans show that the proposal will relate well to the existing dwelling incorporating such features as a front bay window and use of materials which are consistent with the existing house.

The proposal will be set back from the front of the site by 6.5m to reduce its prominence within the streetscene and due to its design is considered to be a visual improvement to the site in lieu of the existing flat roof garage.

The extension will be lower in height to the main dwelling which will prevent it from over dominating the existing house allowing it to appear subservient to the main house.

It is therefore considered that as a result of the extensions size, design and siting that it would be an appropriate addition to the main house and would not result in a harmful impact to the dwelling or streetscenes overall character or appearance.

Highway Safety

The Essex County Council Parking Standards states that new garages should have an internal measurement of 3m by 7m. The proposed garage does not comply with these requirements however there is sufficient space to the front of the site for the parking of two vehicles in line with the aforementioned standards. The proposal would therefore not result in any additional harm to highway safety.

Impact to Neighbours

The proposal will not result in a loss of residential amenities to the neighbour to the north as it will be screened by the host dwelling.

Sited to the south is 3 Mountview Road which comprises of a detached dwelling with adjacent garage which is sited along the boundary shared with the host dwelling. The proposed garage will

be stepped in 0.9m from this neighbouring boundary and the proposed kitchen extension will be stepped in 2.7m from the boundary. As a result of this distance and screening by way of the neighbours garage the proposal would not result in a loss of residential amenities to this neighbour.

Other Considerations

Clacton is non parished and therefore not comments are required.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposal 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 Rev C.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.