# **DELEGATED DECISION OFFICER REPORT**

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	26/03/2019
Planning Development Manager authorisation:	SCE	04.04.19
Admin checks / despatch completed	5B	11/04/19

Application:

19/00248/FUL

Town / Parish: Clacton Non Parished

Applicant:

Mr J Keeble

Address:

18 Victoria Road Clacton On Sea Essex

**Development:** 

Proposed single storey rear extension with glazed roof lantern.

## 1. Town / Parish Council

Clacton Non Parished

# 2. Consultation Responses

Not Applicable

# 3. Planning History

19/00248/FUL

Proposed single storey rear

Current

extension with glazed roof lantern.

# 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

## Proposal

This application seeks planning permission for the erection of a single storey rear extension to a detached dwelling within the development boundary of Clacton.

## Assessment

## Design and Appearance

The proposal will be sited to the rear and therefore not publicly visible.

The proposal is of an appropriate size to the existing house.

The proposed enlargement will be finished in weatherboarding and have a flat roof with lantern. Whilst the use of this material and roof design are not consistent with the host dwelling the enlargement will be sited to the rear and not publicly visible and therefore the use of this material and roof design would not have a harmful impact to the appearance of the dwelling or streetscene.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

## Impact on Neighbours

Sited to the north is 20 Victoria Road. The proposal will be sited 7m from this neighbouring boundary and predominantly screened by the application dwelling and would therefore not result in a loss of residential amenities to this neighbour.

Sited to the south is 16 Victoria Road which comprises of a detached dwelling with three openings sited along its side elevation. The proposal will result in a loss of light and outlook to these openings. These openings currently receive little light and outlook due to screening by way of the host dwelling and boundary fencing. It is also noted that two of these openings are obscure glazed. As the openings already receive little light and outlook and do not serve primary living areas it is considered the impact on residential amenities in this instance would not be so significant to refuse planning permission upon.

The proposal will not protrude beyond the rear wall of 16 Victoria Road and would not affect any rearward facing openings of this neighbour.

#### Other Considerations

Clacton is non parished and therefore no comments are required.

No further letters of representation have been received.

### Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

### 6. Recommendation

Approval - Full

## 7. Conditions

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: 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.