

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	26/03/2019
Planning Development Manager authorisation:	SCE	10.04.19
Admin checks / despatch completed	SB	15/04/19

etc

Application: 19/00309/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr A Devaux

Address: 120 St Osyth Road West Little Clacton Clacton On Sea

Development: Render existing dwelling and construction of proposed porch and attached garage.

1. Town / Parish Council

Little Clacton Parish Council have not commented on the application.

2. Consultation Responses

Not applicable

3. Planning History

14/00527/HHPNO T	Erection of single storey pitched roof extension 5.3m in depth with an overall height of 3.8m	Approved	21.05.2014
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19/00309/FUL	Render existing dwelling and construction of proposed porch and attached 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
 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Application Site

The application site comprises of a two storey detached dwelling with adjacent garage. The existing dwelling has been constructed from brick with a small section of render detailing to the front. The dwelling comprises of a rear extension which has been finished in boarding. The existing house is set back on its plot with extensive planting along the front boundary and driveway.

Proposal

This application seeks permission for the rendering of the existing dwelling and the erection of a porch and garage.

Assessment

Design and Appearance

The area is characterised by predominantly two storey dwellings finished in render and brick. Some of these dwellings are sited on large plots with adjacent garages.

The proposal will be publicly visible however as the alterations and enlargements will be set back sufficiently from the site they would not appear prominently within the streetscene.

The size of the proposal is appropriate to the existing dwelling and as a result of the plots width and the proposals siting off of the boundary the new addition would not appear cramped in appearance.

The proposal will be lower in height to the existing house and will incorporate a similar designed roof which will prevent the proposal from dominating the site and allowing it to relate well to the host dwelling.

The proposed porch and garage addition will be finished in weatherboarding which will not be consistent with the front of the house. It is noted that the extension to the rear has been finished in weatherboarding and that the boarding used in the proposal will match the existing. Whilst the use of boarding in the area is only minimal as a result of the proposals set back from the front the introduction of boarding would not have a harmful impact to the overall appearance of the dwelling and character of the area. It is also noted that due to the size of the openings that only minimal views of the boarding will be achieved when viewing the site.

As there are a number of rendered properties within the vicinity of the dwelling it is considered that the change from brick to render to the whole property would be consistent with the area and would

not detract from the character of the existing streetscene. Furthermore the property is suitably set back from the front of the site which will reduce the impact of this change.

Highway Safety

The Essex County Council Parking Standards states that garages should have an internal measurement of 3m by 7m. The new garage proposed meets these required measurements. It is also noted that due to the large frontage of the site that there is sufficient room for the parking of at least 2 additional vehicles in line with the aforementioned standards. The proposal would therefore not result in a harmful impact to highway safety.

Impact on Neighbours

The proposal will not result in a loss of residential amenities to the neighbours to the east as they will be screened by the host dwelling.

The neighbouring dwelling of 118 has three openings along its side elevation two serve the living room and 1 which serves a dining room which currently face onto the host dwelling. The living room is also served by an opening along the front elevation. As these windows already received little light and outlook due to their siting it is considered the loss of such resulting from the proposal would not be so significant to refuse planning permission upon.

The proposal will result in loss of light to the neighbours rear openings and therefore the sunlight/daylight calculations specified within the Essex Design Guide have been applied. The 45 degree line in elevation and plan would not intercept this neighbour's rear elevation. The loss of light in this instance is not so significant to refuse planning permission on.

The neighbour of 118 St Osyth Road West is sited 4m off of its boundary. As a result of this distance and the proposals design the new garage would not result in a loss of outlook or privacy to this neighbour.

Other Considerations

Little Clacton Parish have not commented on the proposal.
No further letters of representation have been received.

The applicant is an employee of Tendring District Council which has been declared on the application form. As he is not a senior member of staff and as he does not work within the Planning Department the application does not need to be referred to Planning Committee and can be considered under delegated powers.

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: 2018-21/.

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.