

DELEGATED DECISION OFFICER REPORT

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

Application: 19/00313/FUL **Town / Parish:** Clacton Non Parished GR

Applicant: Ms Michelle Longhurst

Address: 6 Meadow Close Clacton On Sea Essex

Development: Proposed front and rear extension.

1. Town / Parish Council

Clacton is non parished

2. Consultation Responses

Not applicable

3. Planning History

19/00313/FUL Proposed front and rear extension. 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
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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 single storey rear extension and single storey side extension.

Design and Appearance

The proposed rear extension will be sited to the rear of the dwelling and not publicly visible.

The proposal will have a flat roof design and be finished in materials which match the existing house.

Whilst the extension will be large in depth the existing house will screen the proposal to prevent it from having a harmful impact to the dwellings overall appearance within the area.

The proposed side extension will be publicly visible however as a result of its scale and set back from the front of the site would not appear prominently within the streetscene.

The size of the extensions will be appropriate to the existing dwelling and will not over dominate it.

The proposal will be finished in a light grey render with the remainder of the dwelling also being finished in this material. The existing dwelling is already finished in a cream render. As the streetscene comprises of predominantly rendered dwellings varying in colour it is considered that the use of light grey render to the proposal and house would not appear out of keeping within the streetscene. The continuity of the grey render between the proposal and the house will ensure that the proposed extensions relate well to the existing dwelling.

The proposal would therefore not result in a harmful impact to the overall appearance and character of the existing dwelling.

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

Impact to Neighbours

The proposed enlargement will protrude beyond the neighbouring extension of 8 Meadow Close by 1 m and would therefore not result in a significant loss of outlook, light or privacy to the openings to the rear.

Furthermore the Sunlight/ Daylight Calculations within the Essex Design Guide have been applied and the 45 degree line in plan and elevation would not strike through the centre of any of this neighbours rear facing windows.

This neighbour at 8 Meadow Close has an existing window which faces into the host dwellings garden which serves a bedroom. This neighbouring bedroom is also served by other openings to the rear. The proposal will result in a loss of light and outlook to this window however as the bedroom is served by other windows this would not be significant grounds to refuse planning permission. It is also noted that this window already currently receives little outlook as it is screened by the existing boundary fence.

The plans show a new window which will face this extension and will result in a loss of privacy to this neighbour, it is likely that this window will be partially screened by boundary fencing to reduce the amount of overlooking to this neighbour.

As a result of the dwellings orientation and the proposals flat roof design the proposal would not result in a significant loss of light to 4 Meadow Close.

Whilst new openings are proposed along the side elevation these will not result in significant loss of privacy to 4 Meadow Close as there are already windows sited along the side elevation of the host dwelling.

The neighbouring dwelling has two windows along its rear elevation serving a family room and bathroom. The proposal will result in a loss of outlook to these windows however due to its flat roof design and 1 m siting off of the boundary the proposal would not result in such a significant loss of outlook to refuse planning permission upon.

Highway Safety

The front of the site comprises of sufficient space to accommodate the proposal and still retain space for the parking of two vehicles in line with the Essex County Council Parking Standards. The proposal would therefore not result in a harmful impact to highway safety.

Other Considerations

Clacton is non parished and therefore not comments are requires.
2 letters of objection have been received

- Concerns over drainage

This is not a material planning consideration and will be assessed under a building regulations application.

- Loss of Privacy

Whilst new windows are proposed along the side elevation facing 4 Meadow Close these will be at ground floor and will be partially screened by the existing fence. It is also noted that the host dwelling currently has existing windows which look onto this neighbour. The level of privacy lost is therefore not so significant to refuse planning permission upon.

- Loss of light

Whilst the proposal will result in a loss of light to 8 Meadow Closes side window as this window is already screened by the boundary fencing it already receives little light and outlook at present. The loss of light and outlook in this instance is not so significant to refuse planning permission upon.

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: 058P011 Rev C and 058 P 012 Rev B.

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.