


DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	09/04/2019
Planning Development Manager authorisation:	SCE	16.04.19
Admin checks / despatch completed	KNE	18/04/19.

Application: 19/00288/FUL **Town / Parish:** Little Clacton Parish Council 

Applicant: Mr Anthony Denbon

Address: 10 Sunnyside Way Little Clacton Clacton On Sea

Development: Proposed internal bedroom extension and part garage conversion.

1. Town / Parish Council

Little Clacton Parish Council

This, if allowed would decrease the availability of parking in an area where it is already limited. In the photo, the vehicle is parked in the private lane restricting access for emergency vehicles.

Little Clacton Parish Council Recommend Approval.

2. Consultation Responses

Tree & Landscape Officer No trees or other significant vegetation will be affected by the development proposal

3. Planning History

19/00288/FUL Proposed internal bedroom extension and part garage conversion. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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,

There is a protected tree to the rear of the site. As the alterations are internal the proposal would not have an impact to this protected tree. The council's tree and landscape officer has been consulted and has provided no objection to the proposal.

Other Considerations

Little Clacton Parish Council have not objected to the proposal however have raised concerns over the parking which have been addressed in the report above. 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

- 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: 200219-1/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.