

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	01/05/2019
Planning Development Manager authorisation:	SCE	02.05.19
Admin checks / despatch completed	ER	02/05/19

ER

Application: 19/00421/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Dunn

Address: 19 Eastcliff Avenue Clacton On Sea Essex

Development: Proposed first floor rear extension.

1. Town / Parish Council

Clacton on Sea Non parished

2. Consultation Responses

n/a

3. Planning History

19/00421/FUL Proposed first floor 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 first floor extension to the rear of two storey detached dwelling within the development boundary.

Assessment

Design and Appearance

The surrounding area is characterised by a mixture of two storey and single storey properties many of which have previously been extended. The host dwelling is located within a row of two storey dwellings which share similarities in design such as bay windows and the use of render.

The neighbouring dwelling to the south east of the site "21 Eastcliff Avenue" comprises of an unsympathetic existing two storey flat roof side extension which is set back from the front of the site but still acts as a noticeable feature within the streetscene.

The proposed enlargement will be sited over the existing single storey element of the house to the rear creating a study and will have a consistent feel with the overall appearance of the existing house incorporating the use of render and matching openings.

The proposed enlargement will include a flat roof design and due to its siting will be publicly visible when viewing the dwelling from Eastcliff Avenue.

The wall facing the highway will be tile hung with the colour and texture of the tiles matching those on the roof of the existing house. Whilst this design is not entirely consistent with the host dwelling and does not enhance its overall appearance as the proposal will be largely to the rear and set back from the highway this design would not appear prominently within the streetscene reducing its overall impact.

Whilst the proposal will be visible it will be largely screened by the existing dwelling and as a result of its minor scale and siting will have less of an impact than the other extensions within the area.

It is also noted that the proposal will be lower in height to the main dwelling which would prevent it from over dominating the existing dwelling allowing it to appear as a subservient addition to the main house.

It is therefore considered that the proposal would be acceptable in terms of visual amenity and would not result in a harmful impact to the overall character and appearance of the dwelling and area.

Impact on Neighbours

The proposal will not result in a loss of residential amenities to the neighbour to the south east as it will be screened from view by the application house.

Sited to the north west of the host dwelling is a two storey detached dwelling known as 17 Eastcliff Avenue which has two ground floor windows within its side elevation. These windows comprise of frosted glazing and currently look onto the side of the host dwelling resulting in them receiving little light and outlook at present. The proposal will reduce this further however as these windows already receive little light and outlook and due to their siting and type of glazing the loss of light and outlook in this instance would not be so significant to refuse planning permission upon.

The proposal will not protrude beyond the rear wall of this neighbour's house and would not result in a loss of amenities to any of 17 Eastcliff Avenue's rear facing openings.

The proposal will incorporate a rearward facing window at first floor level which will serve the new study and will result in overlooking to 17 Eastcliff Avenue and the neighbours to the rear. As the host dwelling and neighbouring dwellings already have clear views into these surrounding gardens and as the room proposed is not considered a primary living area it is considered the loss of privacy in this instance is not so significant to refuse planning permission upon.

Other Considerations

Clacton is non-parished and therefore no comments are required.

One letter of objection has been received from the neighbour to the North West stating that the proposal would result in a loss of light to their living room and hall.

Due to their siting and type of glazing these windows already receive little light and outlook and therefore the loss of light and outlook resulting from the proposal would not be 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: 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.