

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	07/05/2019
Planning Development Manager authorisation:	SCE	07.05.19
Admin checks / despatch completed	AP	8/5/19

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**Application:** 19/00043/FUL **Town / Parish:** Little Clacton Parish Council

**Applicant:** Mr & Mrs Reeves

**Address:** 2 Edward Close Little Clacton Clacton On Sea

**Development:** Proposed two storey side and rear extensions, single storey side and rear extensions, and a detached outbuilding following demolition of garage and conservatory and part demolition of existing extension. - Alterations to 17/01368/FUL - Proposed small infill to side extension to form larger bedroom.

**1. Town / Parish Council**

Clacton is non parished.

**2. Consultation Responses**

Not Applicable

**3. Planning History**

17/01368/FUL	Proposed two storey side and rear extensions, single storey side and rear extensions, and a detached outbuilding following demolition of garage and conservatory and part demolition of existing extension.	Approved	09.02.2018
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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

HG14 Side Isolation

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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### Site Description

The host dwelling, 2 Edward Close, Little Clacton is located in the south east corner of the cul-de-sac of semi-detached houses. The dwelling is located within the development boundary of Little Clacton.

### Proposal

The application seeks planning permission for the erection of a proposed two storey side extensions, rear extensions, following the demolition of the garage, conservatory and part demolition of existing extension - alteration of 17/01368/FUL and the proposed infill to the side extension to form a larger bedroom.

The proposed two storey side extension will measure 3.5 metres in width, 2.4 metres in depth with an overall height of 7.2 metres. The proposal will accommodate a porch to the first floor with a mono pitched roof with a door and side window to the front elevation and to the first floor a window which will serve a bedroom and en-suite.

The two storey rear extension will measure 8.9 metres in width, 4 metres in depth with a height of 3.9 metres to the first floor and 7.2 metres to the ground floor. The proposal will accommodate a study and dining/kitchen to the ground floor with two bedrooms and an en-suite to the first floor. There is a window proposed on the ground floor to the side elevation which will serve the study. To the first floor are two windows to the rear which will serve the bedrooms and an obscure glazed window proposed to serve the landing.

The single storey rear extension will wrap around the two storey rear extension and the rear element will measure 10.8 metres in width, 9.6 metres in depth with an overall height of 2.9 metres. The other element of the extension will measure 9.9 metres in width, 1.9 metres in depth with an overall height of 3.5 metres. The proposal will accommodate a playroom and dining/kitchen area. The proposal will have two sets of bi-fold doors which will open out onto the rear garden. The proposal will also have four roof lights to the rear and two roof lights to the side.

### Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenities and parking provision.

### Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The two side extension will be visible from the street scene of Edward Close, however the proposal will be set back from the highway by approximately 4.5 metres and due to the first element of the proposal having a slightly lower ridge height in order to clearly distinguish the proposal as an extension, it is considered that there will not be any significant impact. The two storey element situated to the rear of the host dwelling will not be visible from the street scene and therefore the proposal is not considered to cause any significant impact. The proposal is considered to be of a size and scale that is in keeping with the host dwelling however due to it being positioned to the rear of the dwelling, it is considered that due to matching materials the proposal is not considered significant enough to warrant a refusal. The alteration to the roof will allow for a more usable space and due to the alteration being located to the rear of the dwelling, it is considered that the proposal will not cause any significant impact. Furthermore, there are examples of similar side extensions at neighbouring dwellings and the development will not appear out of character within the street scene.

The single storey rear extension will not be visible from the street scene and therefore will not have any impact upon Edward Close. The proposal is a large addition to the host dwelling however due to its single storey in nature, flat roof and with the use of matching materials the proposal is considered to be in keeping with the host dwelling.

The design of the proposed extensions are therefore considered acceptable in terms of the design and appearance and policies within Tendring District Local Plan (2007).

### Impact upon neighbouring amenities

The proposed two storey side and rear extension will be visible to both adjacent neighbours. The neighbouring site to the south east has been granted planning permission under reference 17/01436/FUL for two semi detached houses and a bungalow. Taking this into consideration the proposal is situated approximately 1 metre away from the neighbouring boundary maintaining the

minimum distance of 1m to comply with the side isolation Policy HG14 of the Tendring District Local Plan and as a result the proposal does not create a cramped appearance.

The proposal will also be visible to the adjacent neighbour to the north west and will be located approximately 2 metres away from the neighbouring boundary which again complies with Policy HG14 of the Tendring District Local Plan. Due to this distance as well as the pitched roof which will help to reduce any loss of light the proposal is considered not to cause any significant impact upon neighbouring amenities. The impact in terms of sunlight and daylight lost is not considered to be harmful, as per the Essex Design Guide, which states that the obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. The test was carried out and does not fail the criteria. The neighbour to the north, number 1 will not be affected by the proposal. It is therefore felt that although the plans do impact on the neighbouring amenities of 1 Edward Close, they are not detrimental enough to warrant the application being refused.

There is a window proposed on the northern side elevation which will face the neighbouring dwelling however the proposal will serve a landing. A condition will be imposed to ensure that the window is obscure glazed to reduce any overlooking onto the neighbouring amenities. Whilst the rear elevation first floor window will have views further to the rear of the neighbouring garden, this is considered to be a slight improvement to amenities as views are more likely to be away from the areas most likely to be occupied.

The single storey rear extension will wrap around the two storey extension. The proposal will be visible to both adjacent neighbours however due to the single storey nature as well as the mono pitched roof which will slope away from the neighbouring boundaries, it is not considered to cause any significant impact. The rear lantern roof lights are high level meaning that there will be no overlooking or loss of privacy to neighbouring properties from these windows and are for light purposes only. Views between the rear garden areas of the adjacent neighbours are currently possible over the existing boundary fence.

The host dwelling and the dwelling to the north west gardens are north easterly facing and as a result the proposal will not cause any loss of light to the neighbouring dwellings.

#### Parking provision

The proposal will result in the loss of the use of the garage which, at present, is under the required size for garages as stated within the Adopted Essex County Council Parking Standards.

The Adopted Essex County Council Parking Standards state that where a dwelling comprises of two or more bedrooms, two parking spaces should be provided measuring 5.5m x 2.9m per space. An area of hardstanding is sited to the front of the site and provides ample space for this.

#### Other Considerations

Little Clacton Parish Council have not commented on this application

No letters of representation have been received.

#### Conclusion

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

## 6. **Recommendation**

Approval – Full

## 7. Conditions / Reasons for Refusal

- 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: Drawing No. P01

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the first floor window on the northern elevation shown on Drawing No. P01, shall be glazed in obscure glass prior to occupation and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

## 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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO