

## DELEGATED DECISION OFFICER REPORT

<b>AUTHORISATION</b>	<b>INITIALS</b>	<b>DATE</b>
File completed and officer recommendation:	NH	10/05/2019
Planning Development Manager authorisation:	SCE	10.05.19
Admin checks / despatch completed	<i>[Signature]</i>	10/05/19

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**Application:** 19/00379/FUL **Town / Parish:** Clacton Non Parished  
**Applicant:** Mr A Goodrum  
**Address:** 106 Park Square West Jaywick Clacton On Sea  
**Development:** Proposed Annexe.

### 1. Town / Parish Council

Clacton is non parished.

### 2. Consultation Responses

Not Applicable.

### 3. Planning History

19/00379/FUL      Proposed Annexe.      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
- HG3 Residential Development Within Defined Settlements
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
- SPL2 Settlement Development Boundaries
- 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 application site relates to 106 Park Square West, a south facing semi-detached bungalow located within the settlement development boundary of Jaywick.

### Proposal

The application seeks planning permission for the erection of an annexe which will measure 5.2 metres in width, 10.7 metres in depth with an overall height of 4.2 metres.

### Assessment

The main considerations for this application are the principle of development, design and appearance and the impact upon neighbouring amenities.

### Principle of development

The site is located within the Settlement Development Boundary (SDB) of Clacton on Sea, as established in the saved and emerging plans. Policy HG3 of the Tendring District Plan 2007 states that within defined development boundaries of towns and villages, residential development will be permitted provided it satisfies amenity, design, density, environmental, highway, local housing needs and sustainability criteria, as appropriate, and can take place without material harm to the character of the local area. The principle of the annexe is therefore acceptable subject to the detailed consideration below.

As an independent building, the building would be inappropriate due to the backland location and shared facilities, although as an annexe ancillary to the host dwelling, for occupation by a relative, no policy concerns arise, although it needs to be restricted to ancillary accommodation by condition as the level of accommodation proposed could amount to a "dwelling" in its own right.