

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	09/05/2019
Planning Development Manager authorisation:	SCE	10.05.19
Admin checks / despatch completed	XW	10/05/19.

*ER*

**Application:** 19/00459/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr J Strutt

**Address:** 12 Queens Road Clacton On Sea Essex

**Development:** Single storey extension and provision of render to whole dwelling.

**1. Town / Parish Council**

Clacton non parished

**2. Consultation Responses**

Not applicable

**3. Planning History**

19/00459/FUL      Single storey extension and provision of render to whole dwelling.      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  
HG14 Side Isolation  
TR7 Vehicle Parking at New Development  
TR1A Development Affecting Highways

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  
Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### Application Site

The site is a south east facing detached dwelling constructed from brick. The dwelling is set back from the front of the site with a low boundary wall and parking to the front. The dwelling is located within the development boundary with the local area comprising of a mixture of two storey and single storey dwellings constructed from either brick or render.

### Proposal

This application seeks planning permission for the erection of a single storey extension which will be finished in render along with the rendering of the existing house.

### Assessment

#### Design and Appearance

The rendering to the main dwelling will be a noticeable change to the character and appearance of the main dwelling. The dwelling is set back from the front of the site and is located within an area which includes houses finished in variations of brick and render. The closest house finished in render is that of its neighbour at 10 Queens Road. As a result of the variations within the area it is considered that the use of render to the whole property and extension would be appropriate to the area and would not result in a harmful impact to the overall appearance of the streetscene.

The colour of the render to be used will be K Rend Grey which resembles a light grey colour. The neighbour to the north east is finished in a similar colour and many of the houses within the area are also vary in colour. The use of this coloured render would not result in a harmful impact to the overall character of the area.

The proposed extension will be sited to the rear of the existing dwelling however as part of the enlargement will protrude past the existing side elevation of the dwelling it will be publicly visible from Queens Road.

The proposal will be set back from the front of the site and will be lower in height to the main dwelling by 1m which will reduce its prominence within the streetscene. The reduction in height will also prevent the proposal from over dominating the main dwelling allowing it to appear as a subservient addition. The proposed extension will be finished in render which differs from the main dwelling at present however this application also includes provision of render to the whole house. As the main house and extension will be finished in the same render this will allow the proposed extension relate well to the main dwelling.

The proposal will extend onto an existing extension currently in situ resulting in incongruous and unsympathetic views of the main house when viewing it from the rear. As much of the proposal will be sited to the rear with the majority not being publicly visible this would not have a harmful impact to the overall appearance or character of the existing streetscene.



Policy HG14 of the Tendring District Local Plan (2007) states that, extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side boundaries to ensure that new development is appropriate in its setting and does not create a cramped appearance. As a guideline a minimum distance of 1 metre will be sought. Where circumstances warrant it, a greater distance will be sought.

The proposal will be over 4m in height and constructed along the boundary of the neighbour to the south west. Whilst it is contrary to policy HG14 the proposed enlargement will have a hipped roof design meaning that its eaves height will be only 2.6m, furthermore the proposal will be set back from the front of the site by 2m. The proposal would therefore not appear cramped within the streetscene preventing it from having a harmful impact on the existing streetscene. The failure to comply with saved Policy HG14 is therefore not so significant to refuse planning permission upon.

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

#### Highway Safety

The proposal will protrude beyond the side elevation of the existing house onto land currently used as a driveway. Whilst this will reduce the parking at the site there is still sufficient space to the front of the house which is of a large enough size to accommodate the parking of two vehicles in line with the Essex County Council Parking Standards. The proposal will therefore not result in a harmful impact to highway safety.

#### Impact on Neighbours

The rendering to the main house would not result in loss of residential amenities to the neighbouring properties.

The impact of the proposed extension to each of the neighbours has been assessed below;

#### 10 Queens Road

Sited to the north east of the site is 10 Queens Road which is a detached bungalow with garage to the rear and fencing currently sited along its boundary shared with the application site. As a result of the orientation of the dwellings and the proposals height the introduction of a new extension would result in a loss of light to this neighbour. As a result of the loss of light to this neighbour the sunlight/ daylight calculations specified within the Essex Design Guide have been applied to the proposal. The 45 degree line in plan would intercept this dwellings rear elevations where as in elevation would only just intercept the lower section of this neighbouring dwelling. It is therefore considered the loss of light in this instance would not be so significant to refuse planning permission upon.

The existing site has existing conservatory windows which face into this neighbours garden. These will be removed and a smaller window serving the bedroom will be positioned within the existing extension. As this neighbour is already overlooked by openings on the side there would not be a significant loss of privacy to this neighbour.

Due to its height the proposal will result in a loss of outlook to this neighbour however as a result of its low eaves height and distance of 1m from the boundary together with screening by way of boundary fencing it is considered the loss of outlook in this instance is not so significant to refuse planning permission upon.

#### 14 Queens Road

Sited to the south west of the dwelling is 14 Queens Road which is a detached bungalow with outbuilding and fencing along its boundary.

There are no windows proposed along the side elevation of the proposal and as a result of its single storey nature the enlargement would not result in a loss of privacy to this neighbour.

Whilst the proposal will exceed 4m in height and will be constructed along the boundary the neighbouring boundary of 14 Queens Road also plays host to an outbuilding which will create a



separation between the two houses reducing any loss of outlook to the occupants of this neighbouring house. Whilst the proposal will still be visible to this neighbour due to its height the roof of the proposal will be hipped away and as a result of screening by way of the existing outbuilding it is considered the loss of outlook in this instance would not be so significant to refuse planning permission upon.

As a result of the orientation of the dwellings this neighbour receives the majority of its sunlight in the afternoon. The proposal would therefore not result in a loss of light to the rearward facing openings of this neighbour.

Situated along this neighbour's side elevation two openings which currently face onto the host dwelling and currently receive little light and outlook because of this. This will be reduced further by the proposal however as they already receive little light and outlook by looking onto the main dwelling and boundary fencing the loss of light and outlook in this instance is not so significant to refuse planning permission upon.

Policy HG14 of the Tendring District Local Plan (2007) states that, extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side boundaries to safeguard the amenities and aspect of adjoining residents. As a guideline a minimum distance of 1 metre will be sought. Where circumstances warrant it, a greater distance will be sought.

As a result of the proposal's height and siting it will contradict the requirements of Saved Policy HG14. The impact of the proposal has been assessed above and whilst it would have an impact to the residential amenities of the neighbour at 14 Queens Road it is considered that this would not be so significant to refuse planning permission upon.

#### Other Considerations

Clacton is non-parished and therefore no comments are required.  
No 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: SQR-01 Revision A and email received 08th May 2019 providing confirmation of materials to be used in construction.

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.