

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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