

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	13/05/2019
Planning Development Manager authorisation:	AN	13/5/19
Admin checks / despatch completed	SB	14/05/19

JR

**Application:** 19/00454/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Miss G Bakker

**Address:** 20 Credon Drive Clacton On Sea Essex

**Development:** Proposed rear addition and side window.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

18/02017/FUL	Proposed rear extension.	Approved	29.01.2019
19/00454/FUL	Proposed rear addition and side window.	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  
HG9 Private Amenity Space  
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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Proposal**

This application seeks permission for the erection of a single storey rear extension on a semi-detached bungalow located within the settlement development boundary of Clacton on Sea. Increasing the size of the existing ground floor kitchen window is considered as permitted development and will not be considered as part of this planning application.

### **Design and Appearance**

The single storey rear extension which will be built up to the south side elevation of the existing bungalow will be seen from Credon Drive at the end of the driveway. The existing single detached garage will be removed to allow the construction of the extension. Due to the single storey nature and its position at the rear, there will be no significant impact to the street scene. Matching bricks will be used to construct the extension and the flat roof will not appear imposing to the immediate next door neighbour at number 18.

The design and scale of the extension is acceptable in relation to the host property and would result in no material harm to visual amenity.

### **Impact upon Residential Amenity**

The proposal is a distance of 2.1 metres from the eastern side boundary shared with 22 Credon Drive ensuring that this neighbour will not be significantly affected by loss of light, outlook or privacy. The proposal is a distance of 0.55 metres from the western side boundary shared with 18 Credon Drive.

The next door neighbour at 18 Credon Drive is attached and has a conservatory to the rear of the property which is a distance of 0.20 metres to the shared boundary with 20 Credon Drive. Due to its height and close proximity to the boundary the proposal has the potential to result in loss of light to the conservatory of 18 Credon Drive and therefore the calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would intercept a small southernmost section of the rear windows of the conservatory of 18 Credon Drive and in elevation it would intercept less than half of the rear conservatory at 18 Credon Drive. It is therefore considered that the loss of light is not so significant to justify refusing planning permission. Furthermore, due to the single storey nature of the proposal, it is not considered to cause any significant loss of outlook or privacy to the neighbour at 18 Credon Drive.

100 square metres of private amenity space will remain following the construction of the proposal. The existing detached single garage does not meet the required standard as per the Essex County Council Parking Standards where the internal dimensions of a single garage should measure 7 metres x 3 metres, therefore the removal of the garage will not have a significant impact on the off



road parking provision. Following construction of the extension two spaces which meet the minimum parking standards of 5 metres x 2.5 metres remain at the property in front of the house.

Other Considerations

No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the 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: Drawing No: 4

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.

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