

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	15/05/19
Planning Development Manager authorisation:	SCE	15.05.19
Admin checks / despatch completed	AP	15/5/19

*YML*

**Application:** 19/00456/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr Turner

**Address:** 394 St Johns Road Clacton On Sea Essex

**Development:** Proposed single storey rear, side and front extensions including relocation of side entrance door to front within porch.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

19/00456/FUL	Proposed single storey rear, side and front extensions including relocation of side entrance door to front within porch.	Current
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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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 planning permission for single storey extensions to the front, side and rear of a detached single storey dwelling within the Development Boundary of Clacton on Sea.

### **Design and Impact**

The proposed works will be prominent in the street scene, due to several elements being to the side and front of the original property. However, the proposal is well related to the host dwelling and are in keeping with nearby houses. The bulkier elements of the proposal are sited to the rear of the property, and therefore benefit from greater screening - which means that the overall size and scale of the proposals will appear appropriate from the highway.

There is no uniform property line along this section of St Johns Road, so projecting forward of the existing dwelling's front elevation will not be harmful. Similarly, there is no standard roof shape or design to the nearby properties, so the alterations to the roof are acceptable in the context of the surrounding area. There will be no increase in the overall height of the roof.

The use of matching materials creates a sense of cohesive development and the scale of the development can be accommodated by the site, which is generous. Ample private amenity space is retained to the rear of the dwelling, and sufficient space is available to the front of the proposal for vehicle parking.

### **Impact on Neighbours**

The proposal is sited close to both side boundaries of the property, which are shared with adjacent neighbours.

To the East, the proposed extension will be 3.5m deeper than the existing utility room structure. However, it will be stepped away from the boundary which will lessen its impact. The 45 degree sunlight/daylight test shows there will be no significant impact on this neighbour with regards to daylight or outlook. One East facing window is proposed, and is at ground floor level so will not have a significant impact on neighbouring privacy.

To the West, the proposal will be 1m from the shared boundary. The 45 degree daylight/sunlight test shows that this neighbour will not experience significant loss of daylight or outlook as a result of the proposal. Two side facing windows are proposed near this boundary, but again are at ground floor level so will not impact neighbouring privacy.

#### Other Considerations

No letters of representation have been received.

#### Conclusion

In the absence of material harm as a result of the proposed development, this 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. 01 Revision C.

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? If so please specify:</b>	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	NO