

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	07/05/2019
Planning Development Manager authorisation:	SCE	14.05.19
Admin checks / despatch completed	AP	15/5/19

Application: 19/00408/FUL **Town / Parish:** Little Clacton Parish Council *RL*

Applicant: Mr Terence Hearn

Address: 168 Harwich Road Little Clacton Clacton On Sea

Development: Proposed single storey porch.

1. Town / Parish Council

Little Clacton Parish Council Little Clacton Parish Council Recommend Approval.

2. Consultation Responses

N/A

3. Planning History

19/00408/FUL Proposed single storey porch. 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
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 County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 comprises of a two storey semi-detached dwelling "168 Harwich Road." The dwelling is set back from the front of the site with planting along its front boundary.

Proposal

This application seeks planning permission for the erection of a front porch.

Assessment

Design and Appearance

This area of Harwich Road is characterised by two storey semi-detached dwellings which are similar in design and are all set back from the highway. Many of these dwellings namely 170 Harwich Road (to the north east) and 164 and 162 Harwich Road (to the south west) have previously been extended to the front by way of new porches or front extensions varying in design and materials.

The proposal will be sited to the front and therefore publicly visible when viewing the dwelling. Whilst publicly visible it will be sufficiently set back from the front of the site and will be of a single storey design which would prevent it from appearing as a prominent or harmful feature within the area.

Whilst the introduction of the porch will alter the appearance of the host dwelling as a result of its set back from the front of the site it would not appear prominently within the streetscene. The use of a hipped together with the use of materials which match the existing dwelling will assist in forming a good relationship between the main dwelling and proposal and will reduce its impact on the streetscene.

The size of the proposal is considered appropriate to the main dwelling and as other dwellings in the area have also previously extended to the front the proposed enlargement will be consistent with other development within the area.

Highway Safety

The area to the front of the house is currently used for the parking of vehicles. This area will be reduced to accommodate the proposal however sufficient space will be retained for the parking of two vehicles in line with the Essex County Council Parking Standards. The proposal would therefore not be harmful in terms of highway safety.

Impact to Neighbours

The proposal is a minor addition which will be visible to the neighbouring sites however will be sited sufficiently away from the boundary of each neighbour and will therefore not result in a loss of residential amenities to them.

Other Considerations

Little Clacton Parish Council recommend approval for the application.

No further 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: Drawing No 01.

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.