

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	16/05/2019
Planning Development Manager authorisation:	SCE	16.05.19
Admin checks / despatch completed	SB	17/05/19

Application: 19/00457/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr & Mrs Rawlinson
Address: 67 Colchester Road Holland On Sea Clacton On Sea
Development: Single storey side and rear extension and infill extension to existing front bay window.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

N/A

3. Planning History

19/00457/FUL Single storey side and rear extension and infill extension Current
to existing front bay window.

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
 HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is located to the north of Colchester Road, inside the development boundary of Holland on Sea. It serves a detached bungalow constructed of brick with a tile hipped roof. The front of the site is entirely paved to allow for parking of at least 2 no. cars, with low fencing to the side and a low brick wall with pillars on the front boundary. The rear of the site is laid to lawn with a patio area adjacent to the dwelling and 1.8m close boarded fencing on the boundaries.

Proposal

The application proposes a single storey side and rear extension and infill extension to existing front bay window. The side/rear extension will measure 5.4m from the rear elevation and 1.5m from the side elevation, and will have a total width of 9.9m. It will be mostly a flat roof, with maximum height of 3m, with a pitch introduced towards the front elevation with eaves of 2.8m and maximum height of 4.4m. The infill extension will result in a front facing gable with matching eaves and a maximum height of 4.7m. The entire property will change from brick to render. The extensions will include roof tiles to match the existing dwelling.

Assessment

The main considerations of this application are the design and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4 metres in height will be required to retain appropriate open space between the dwelling and the side boundaries to ensure the new development is appropriate in its setting and does not create a cramped appearance; and to safeguard the amenities and aspect of adjoining residents.

Design

The proposed extensions are considered to be of a scale and nature appropriate to the site and the surrounding area. The extensions will be publicly visible. The front facing aspects that will be seen will include eaves to match the existing and a lower ridge height than the host dwelling, making the extension appear subservient. Furthermore, Colchester Road has a variety of different house types and the introduction of the front facing gable serving the infill extension will match the design of the property opposite, No. 68 Colchester Road, so will not look out of character with the locality. The design is considered to add interest and improve the appearance of the dwelling.

There are various examples of render in the area so changing the existing brickwork to render will also not appear out of character and is considered acceptable.

The rear/side extension is considered acceptable in design terms. It will be located 1.2m from neighbour to east and 1m from neighbour to west. The separation between the boundaries is compliant with Policy HG14, and the development will retain appropriate open space and will not look cramped within the plot.

Impact on Residential Amenity

The front infill extension will not have any adverse impact on the residential amenity of neighbouring property.

The rear/side extension will be a single storey addition, predominantly constructed with a flat roof. No windows are proposed in the east facing side elevation. Whilst the west side elevation will include a new door and 2 no. windows, the windows will serve a bathroom and en-suite so are likely to be obscure glazed plus there are no windows on the east side elevation of the adjacent neighbour to cause any concerns of loss of privacy or overlooking.

The 45 degree rule contained within the Essex Design Guide, relating to sunlight/daylight, has been applied to the development. The extensions are modest in height, located at least 1m from the side boundaries and the plots have north facing rear gardens. Due to the nature of development and the orientation of the properties any potential loss of light caused by the development is not considered significant enough to warrant the refusal of planning permission.

Overall, the development is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Sufficient private amenity space is retained for the occupiers of the property in accordance with Policy HG9.

Other Considerations

No letters of representation have been received.

Parking at the site will be unaffected by the development.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any 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 plan: Drawing No. RCR-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.

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