

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	15/05/2019
Planning Development Manager authorisation:	SCE	17.05.19
Admin checks / despatch completed	SB	20/05/19

Application: 19/00540/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs Adams

Address: 64 Hereford Road Holland On Sea Clacton On Sea

Development: Single Storey rear and side extension with 2 no. glazed roof lanterns, widening of porch and provision of render to main dwelling (rear elevation of extension to comprise of cedar boarding).

1. Town / Parish Council

Clacton non parished

2. Consultation Responses

Not applicable

3. Planning History

19/00540/FUL	Single Storey rear and side extension with 2 no. glazed roof lanterns, widening of porch and provision of render to main dwelling (rear elevation of extension to comprise of cedar boarding).	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
TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development
HG9 Private Amenity Space

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 application site comprises of a north facing detached bungalow with porch and parking to the front.

Proposal

This application seeks planning permission for a single storey rear and side extension with roof lanterns, widening of existing porch and render to main dwelling.

Since receipt of the application the plans have been amended to show render to the main house and extension (with the exception of the rear elevation which will be boarded). The description has also been amended by removing reference to the proposed flue and replacement windows as these elements are considered to be permitted development and will not be assessed as part of the application.

Assessment

Design and Appearance

The local area is characterised by bungalows and chalet bungalows constructed from either brick or render which vary in colour. The use of render to the main dwelling will change the appearance of the dwelling within the streetscene however as the dwelling is set back from the front of the site and as other properties within the area have been finished in render it is considered that the change in material to the house would not be harmful to the appearance and character of the local area. The colour of render will be "white painted finish" which will match other dwellings within the streetscene.

The widening of the porch will also be visible when viewing the house from Hereford Road however due to the dwellings set back from the front of the site will not appear prominently within the streetscene. It is also noted that there are other porches within close vicinity to the application site.

The rear and side extension will have a flat roof and will be visible from Hereford Road. Once more as a result of its set back from the front of the site the proposal would not appear prominently within the streetscene. Whilst the flat roof is not inkeeping with the overall design of the host dwelling the extension will be lower in height to the main dwelling by 3.2m and would therefore not appear as a prominent and harmful feature within the streetscene.

The rear extension is of a sizeable depth with two lanterns; however as it will be predominantly to the rear and screened by the host dwelling these factors will not result in a harmful impact to the appearance and character of the dwelling and area.

The proposed extension will be finished in render to match the house however its rear elevation will be finished in boarding. Whilst this will not be consistent with the render finish of the main house this aspect will be to the rear and will not be visible from Hereford Road. The use of this material on the rear elevation only is therefore acceptable.

The site is of a sufficient size to accommodate the proposal and still retain sufficient private amenity space.

Highway Safety

The alterations to the porch will be constructed on land currently used for parking however the area to the front of the site is of a large enough size to accommodate the proposal and still retain 2 parking spaces in line with the Essex County Council Parking Standards. The proposal will therefore not be harmful in terms of highway safety.

Impact to Neighbours

The rendering to the main dwelling and widening of the porch will be visible to the neighbours however will not result in a loss of residential amenities to them.

The plans show that the proposed rear extension will not have any openings in either of the side walls and therefore the proposal would not result in a loss of privacy to the neighbours.

The proposal will result in a loss of light to both of the neighbours rearward facing openings and therefore the sunlight/ daylight calculations from the Essex Design Guide have been applied. The 45 degree lines in the plans would fail this test by striking through or fully encompassing the neighbours rear windows however in elevation the 45 degree line would only just intercept the adjacent dwellings. It is therefore considered that the loss of light in this instance would not be so significant to refuse planning permission upon.

The neighbouring dwellings also have ground floor windows positioned in their side elevations facing onto the proposal. As a result of their location they currently receive little light and outlook which will be further impacted upon completion of the development. As these windows already receive little light and outlook due to screening by the main dwelling and boundary fencing it is considered the impact in terms of loss of outlook and light resulting from the proposal would not be so significant as to refuse planning permission upon.

The proposal will result in a loss of outlook to these neighbours also due to its depth.

Sited to the west 62 Hereford Road has an existing outbuilding sited along its boundary which will screen much of the proposal and lessen its impact to this neighbour.

Sited to the east 66 Hereford Road has previously extended with a living room and kitchen extension. The proposal will extend 4m beyond this neighbours extension and will have a flat roof design at a height of 3.2m. Much of the proposal will be screened by the existing boundary fence which could be increased in height to 2m under permitted development.

As a of the proposals flat roof design, low height and screening by way of outbuildings and fencing it is considered that the loss of outlook resulting from this proposal to the neighbouring dwellings of the site would not be so significant to justify refusing planning permission upon.

Other Considerations

Clacton is non parished and therefore no comments are required.
No 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 1C.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.