

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	21/05/19
Planning Development Manager authorisation:	SCE	21.05.19
Admin checks / despatch completed	PW	21/5/19

**Application:** 19/00492/FUL                      **Town / Parish:** Clacton Non Parished  
**Applicant:** Mr Vasyl Mateychuk  
**Address:** 14 Granville Road Clacton On Sea Essex  
**Development:** Single storey rear extension.

### **1. Town / Parish Council**

n/a

### **2. Consultation Responses**

n/a

### **3. Planning History**

19/00492/FUL              Single storey rear extension.              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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 a single storey rear extension to a semi-detached dwelling within the Development Boundary of Clacton on Sea.

### Visual Impact

The proposed extension will be sited to the rear of the dwelling, and due to the narrow separation between the host-dwelling and adjacent neighbouring property the proposal will be largely screened from view of the highway. The proposal is in keeping with the host dwelling, and matching materials create a sense of cohesion. The amount of private amenity space to the rear doesn't satisfy policy HG9, however the addition of a garden facing room with large glass folding doors can be seen as an enhancement of the garden space, allowing it's use throughout the year - and on balance there is not sufficient harm to warrant refusal of planning permission.

### Impact on Neighbours

The proposal is sited at the south-eastern boundary, shared with the attached neighbour. The 45 degree daylight/sunlight test shows there will be no significantly greater impact on neighbouring daylight or outlook than the existing conservatory.

The extension will be separated from the north-western adjacent dwelling by 2m, and the 45 degree test shows there will also be no significant impact on this neighbour's amenities.

No side facing windows are proposed that will 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 number: DRWG CO-30 Revision: V2.

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