

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	15/05/2019
Planning Development Manager authorisation:	SCE	30.05.19
Admin checks / despatch completed	EL	30/5/19

Application: 19/00585/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs Martin Matthews

Address: 60 Arnold Road Clacton On Sea Essex

Development: Proposed first floor extension.

1. Town / Parish Council

Clacton non Parished

2. Consultation Responses

Not applicable

3. Planning History

19/00585/FUL Proposed first floor 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

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 south facing detached dwelling which is set back from the highway and is located within the development boundary.

Proposal

This application seeks permission for the erection of a first floor extension.

A single storey rear extension is currently being constructed on the site which falls under the remits of permitted development and has not been assessed as part of this application.

Assessment

Design and Appearance

The proposal will be sited to the rear and will be predominantly screened by the existing house. The spacing between the host dwelling and 62 Arnold Road (sited to the North West) will provide minor views of the proposed extension however as a result of its set back from the front of the site it is considered that it would not appear as a prominent feature and would not result in significant harm to the appearance and character of the dwelling and area.

The proposed extension is of a size which is appropriate to the existing house and will be lower in height than the host dwelling so that it appears as a subservient addition.

Whilst its flat roof design is not inkeeping with the overall design of the existing house the proposal will be sited predominantly to the rear and will have little impact of the overall appearance of the dwelling.

The proposal will be finished in render to match the existing house.

Impact on Neighbours

The neighbouring dwelling of 62 Arnold Road is a two storey detached dwelling with openings along its side elevation at ground and first floor level which currently face onto the side wall of the existing dwelling. These openings are all obscure glazed with two sited at first floor level and two at ground floor level. As a result of the proposals close proximity to this neighbouring dwelling together with its design these windows will be affected in terms of loss of light and outlook.

As these windows currently look onto the side wall of the host dwelling and are obscure glazed they already received restricted daylight and outlook to these rooms and therefore it is considered the loss of light and outlook to these openings in this instance would not be so significant to justify refusing planning permission.

A new window is proposed to serve the new bedroom which will have views into this neighbours garden. As the existing dwelling already has windows along its rear elevation at first floor level which overlook into this neighbours garden it is considered the loss of privacy in this instance is not so significant to refuse planning permission upon.

The proposal also includes a new lantern which will not be set in the proposals roof and will not be able to achieve views outwards onto neighbouring sites.

The proposal will not protrude beyond the host dwelling and 62 Arnold Roads rear wall and will not have a significant impact in terms of loss of light or outlook from this neighbouring dwellings rear openings or rear garden.

The proposal will not be visible to 44 Arnold Road (sited to the south east) as it will be screened by the host dwelling and would not have an impact to existing residential amenities.

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: MAR-01 Revision A.

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.