

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	04/06/2019
Planning Development Manager authorisation:	AN	6/6/19
Admin checks / despatch completed	me	07/06/19.

ER

Application: 19/00368/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr Cullip

Address: 110 Point Clear Road St Osyth Essex

Development: Proposed single storey rear extension to form an annexe.

1. Town / Parish Council

St Osyth Parish Council No objections.

2. Consultation Responses

n/a

3. Planning History

19/00368/FUL Proposed single storey rear extension to form an annexe. 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

EN3 Coastal Protection Belt

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

SPL3 Sustainable Design

PPL2 Coastal Protection Belt

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 permission for the erection of a single storey rear extension to an existing house located within the settlement development boundary of Point Clear, St Osyth. The application site also lies within the Coastal Protection Belt.

Design and Appearance

The single storey rear extension comprises a GRP fibreglass flat roof with the walls finished in Eternit weatherboard cladding. The existing house is finished in a buff coloured brick however the extension will be sited to the rear and not publicly prominent so there is no objection to the use of boarding. The proposed extension will join onto the existing conservatory and an access door will be added to allow for internal access from the conservatory to the new extension. The design and scale of the extension is acceptable in relation to the host property and would result in no material harm to visual amenity. The site is of a large enough size to accommodate the proposal.

Impact upon Residential Amenity

The proposal is a distance of 8 metres from the western side boundary shared with 112 Point Clear Road ensuring that this neighbour will not be significantly affected by loss of light, outlook or privacy. The proposal is a distance of 1.15 metres from the eastern side boundary shared with 108b Point Clear Road.

There is a single garage positioned on the boundary at number 108b adjacent to the location of the proposed extension which provides screening of the proposal and offers a degree of separation along with the 1.8 metre high fencing and foliage. The scale of the proposal including the low level flat roof will help to ensure that the neighbour at 108b Point Clear Road will not be significantly affected by the proposal in terms of loss of light, outlook or privacy.

Saved Policy HG9 of the Tendring District Local Plan 2007 seeks to provide a minimum of 100 square metres of private amenity space for a property with three or more bedrooms. More than 200 square metres of private amenity space will remain at 110 Point Clear Road following the construction of the proposal which is considered more than adequate. There is no change to the off road car parking provision which is situated in front of the house in the form of a driveway.

Coastal Protection Belt

Saved Policy EN3 of the Tendring District Local Plan 2007 and Draft Policy PPL2 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to protect the unique and irreplaceable character of the Essex coastline from inappropriate forms of development as well as seeking to improve public access to and enjoyment of the coast in accordance with the National Planning Policy Framework.

The proposal will not have a substantial impact on the Coastal Protection Belt due to its position in an already residential area. The proposal does not constitute over development of the modest application site which is able to accommodate the small scale rear extension.

Other Considerations

St Osyth Parish Council have no objections to the application.

No further letters of representation have been received.

Conclusion

In the absence of 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. 01 Revision B.

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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO