

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	18/06/2019
Planning Development Manager authorisation:	AN	18/06/2019
Admin checks / despatch completed	AP	19/6/19

Application: 19/00660/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr & Mrs Tulip
Address: 64 Inglenook Clacton On Sea Essex
Development: Proposed loft conversion including new pitched roofs & 2no. velux rooflights.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

17/00245/FUL	Proposed single storey rear extension and alterations.	Approved	06.04.2017
19/30047/PREAPP	Proposed loft extension.		16.04.2019
19/00660/FUL	Proposed loft conversion including new pitched roofs & 2no. velux rooflights.	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
HG14 Side Isolation
TR7 Vehicle Parking at New Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for the erection of a new pitched roof with loft conversion to a bungalow located within the settlement development boundary of Clacton on Sea.

Design and Appearance

The proposal at 64 Inglenook will alter the appearance of the bungalow as it is today. The proposed pitched roof will replace the existing pitched roof and flat roof at the south eastern end of the existing bungalow and which aims to draw the various elements of the bungalow together following the additions and extensions which have taken place over the years. The ridge height of the roof will be raised to allow for rooms in the roof space with a gable at the front and the back with one window in each along with a roof light on each roof slope. The roof of the single storey element at the front will be changed from a hipped roof to a gable to match the new roof design.

The remodelling of the bungalow will modernise its look in the street scene and although the neighbouring detached properties are bungalows there are differing styles of properties in the immediate vicinity, ranging from semi-detached to detached, bungalows, chalet bungalows and houses with dormers ensuring that the proposal will not look out of place. In addition the properties along the eastern side of Inglenook are set back from the highway, with gardens and driveways fronting the footway and road creating a spacious feel. The proposed materials will match the existing bungalow which consists of grey weatherboarding to the front and grey render at the rear. The roof tiles will match the existing as will the white UPVC windows and doors.

The design and scale of the extension with loft conversion would result in no material harm to visual amenity.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case there is a distance of 0.87 metres to the southern side boundary shared with 62 Inglenook and a distance of 1 metre has been maintained between the northern

side boundary shared with 66 Inglenook. The distance of 0.87 metres to the southern boundary is an existing distance which is not altered by the proposal; the footprint of the bungalow has not been extended while the eaves height will remain the same.

Due to its close proximity to the southern boundary and differing ground level heights between numbers 64 and 62 Inglenook the proposal has the potential to result in loss of light to the property of 62 Inglenook and therefore the calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would intercept the rear kitchen window of number 62; however in elevation it would not intercept the rear kitchen window at number 62. It is therefore considered that the loss of light is not so significant to justify refusing planning permission on these grounds. The outlook from the kitchen window of number 62 Inglenook is not considered to be significantly affected by the proposal. There is currently a single storey flat roof element adjacent to the shared boundary with 62 Inglenook and although the proposal will build on top of this the roof slopes away from number 62.

Due to the orientation of the properties of 64 and 66 Inglenook the proposal also has the potential to result in loss of light to the property of 66 Inglenook and therefore the calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would intercept the rear windows and conservatory of number 66; however in elevation, due to the separation distance between the properties it would not intercept the rear windows or the conservatory at number 66. It is therefore considered that the loss of light is not so significant to justify refusing planning permission on these grounds. Although the application site lies south of the property at 66 Inglenook it is considered the distance which separates the properties is sufficient to avoid materially harmful overshadowing to number 66. One of the roof lights is sited on the northern roof slope of the proposal facing 66 Inglenook, however this roof light allows light into the stairwell and does not serve a room which is lived in during the day therefore it is not considered to significantly impact the privacy of the neighbouring property.

The properties of 189 and 191 Burrs Road lie to the rear of the application site and the back gardens meet. The proposal will increase the ridge height of the host property and create a loft conversion with two bedrooms and a bathroom. The use of the first floor as bedrooms means that they are less likely to be in use during the daytime. The Essex Design Guide considers the distance between rear facing properties and recommends a minimum spacing of 25 metres between the rears of the properties. In this case, following the construction of the proposal a distance of 30 metres is maintained to 189 Burrs Road and a distance of 60 metres is maintained to 191 Burrs Road. An outbuilding at the south eastern end of the garden has provided a partial screen for the proposal when viewed from 191 Burrs Road and small trees and hedging in the garden of 189 Burrs Road offers an obscure screen for this property.

At least 300 square metres of private amenity space will remain following the construction of the proposal which is considered more than adequate and the existing off road parking arrangements will not be affected.

Other Considerations

Six letters of objection from four neighbours have been received which raise the following concerns:

1. Outlook from the kitchen window
2. Differing ground levels affecting outlook and loss of light
3. Overshadowing
4. Rear overlooking
5. Loss of privacy
6. Scale and design out of character with surrounding properties
7. Visual Impact

All of the above points have been addressed in the report.

Conclusion

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. 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.

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