

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	20.6.19
Planning Development Manager authorisation:	SCE	21.06.19
Admin checks / despatch completed	En	24/6/19

Application: 19/00683/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Staines

Address: 12 Southcliff Park Clacton On Sea Essex

Development: Proposed loft conversion including new roof (hipped to pitched roof), 3 no. front pitched roof dormers, 1 no. rear flat roof dormer with Juliet balcony, 2 no. rear velux rooflights and the removal of 1 no. chimney stack.

1. Town / Parish Council

No comments received

2. Consultation Responses

No comments received

3. Planning History

99/01830/FUL	Retention of front boundary wall and pillars	Approved	14.04.2000
19/00683/FUL	Proposed loft conversion including new roof (hipped to pitched roof), 3 no. front pitched roof dormers, 1 no. rear flat roof dormer with Juliet balcony, 2 no. rear velux rooflights and the removal of 1 no. chimney stack.	Current	

4. Relevant Policies / Government Guidance

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

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)

SP1 Presumption in Favour of Sustainable Development

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

NPPF National Planning Policy Framework February 2019

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The property is a mid-20th Century detached bungalow with self-coloured roughcast render and an interlocking clay-tiled roof. Properties within the locale are extremely varied in regards to scale, external finishes, construction-era and design in general. Adjacent properties are both two-storey detached dwellings.

The property benefits from a large area of hardstanding on the forecourt which leads down the side of the property to garaging at the rear behind secure gates. The property has a large north-east facing rear garden.

Flank-to-flank separation distances in the region of 7.8m exist between No. 12 and 14 and around 4.5m between No. 12 and 10.

Description of Proposal

As submitted, the application proposed raising the main ridge in conjunction with hip-to-gable enlargements. The front roofslope would be broken up by three forward-facing pitched roof

dormers and the rear roofslope would have one vertically-elongated flat-roofed dormer with a Juliette-balcony feature.

Concerns relating to the design were expressed, with particular reference to the ratio between the ground level/eaves (3m) and eaves/ridge (5m) being completely unbalanced with the new roof accommodation dominating the lower parts of the building.

Revised plans were received on 29th May for a development which differed inasmuch as the front dormers were lowered within the roofslope, hipped-ends of the main roof were introduced and the rear dormer now has a pitched roof. The cumulative result of the changes is a development which has the overall sense of being much more balanced within its setting. There is no additional floorspace proposed outside the original envelope of built form but the roof would be increased from 5.7m high to 8.3m. Internally one of the ground floor bedrooms would give way to the staircase; this bedroom would then be moved into the enlarged roofspace.

Principle

The site is located within the Development Boundary therefore there is no principle objection to the proposal, subject to the detailed considerations discussed below.

Design and Appearance

The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The height, width, design and external materials of the proposed extension would respect the character of the host dwelling and wider streetscene in general.

Impact on Neighbours Amenities

The NPPF, at paragraph 127 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.

Due to the orientation of the application site, separation distances and existing built form there is no significant additional risk of loss of privacy, daylight or harm to the amenities of any of the adjacent neighbours.

Highway Issues

The development would not generate any additional need for parking nor does it reduce the existing parking provision on the site.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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: 01, revision C, received 29th May 2018.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no window shall be inserted in the s/e elevation of the enlarged roofspace except in accordance with details which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of the occupants of neighbouring property.

- 4 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the window in the north-east elevation shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

8. Informatives

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.

Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO