

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	26.6.19
Planning Development Manager authorisation:	AN	27/6/19
Admin checks / despatch completed	KNE SB	27/06/19 27/06/19

Application: 19/00690/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs T Fuller

Address: 28 Queens Road Clacton On Sea Essex

Development: Proposed alterations and additions to bungalow and outbuilding.

1. **Town / Parish Council**

None received

2. **Consultation Responses**

None received

3. **Planning History**

19/00690/FUL Proposed alterations and additions to bungalow and outbuilding. Current

4. **Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 late-20th Century detached bungalow finished externally in red brick to the front and roughcast render to the side and an interlocking clay-tiled roof. The bungalow is within a small pocket of four similarly-sized bungalows amidst a typical two-storey scale. The external finishes of the individual bungalows varies in regards to (for example) the enclosure of open porches, painted render finishes and a single-storey front extension.

The property has a large paved area for off-street parking.

Flank-to-flank separation distances in the region of 3.4m exist between both No. 28/No. 26 and No.28/No.30.

Description of Proposal

The application proposes increasing the ridge to form habitable accommodation in the roofspace, an increase in the overall width of the property, a one-and-a-half extension to the rear, 'squaring-off' the front elevation, enclosing the existing recessed front porch, a new front porch, external alterations comprising a 'Hardi-Plank' weatherboard finish and a detached outbuilding.

The existing subservient front gable and pyramid hipped roof would be replaced with a simplified dual-pitched roof with a north-west/south-east running ridge; the ridge would be increased in height from 5.4m to 7.4m. The property would have a nominal increase in width by 0.9m along the north-east elevation. The rear extension would project from the original wall by around 3.2m and its roof would form a new rear gable with a feature picture-window and safety Juliette-balcony. The front extension would be 2.7m wide x 2.6m deep in line with existing side and front walls. The recessed front porch would be enclosed and partially be encompassed in to the proposed front extension. The new open front porch would be around 1.8m wide and 1.0m deep, comprising a dual pitched roof supported on two columns. The outbuilding would be sited towards the rear boundary, inset by around 1.0m from both the right-hand and rear boundaries, it would be 4.6m

deep by 7.3m wide and have a flat roof in the region of 2.8m high. Externally it would be finished in a 'Hardi-Plank' weatherboard to match the proposed finish of the main dwelling.

The proposed alterations/enlargements to the main dwelling would increase the bedrooms from two (currently both at ground floor level) to four and the overall enlargement of reception rooms.

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.

Given the mixed scale of dwellings in the area, the scale, siting and design of the proposed enlargements would not cause material harm to the character and appearance of the surrounding area.

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 existing dwelling, that no windows are proposed in the roof-plane (other than high-level rooflights) the enlargement proposed would not result in any adverse impact on the amenities of neighbouring residents in terms of having a damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway Issues

The proposal increases the number of bedrooms at the property from two to four; there is more than ample space on the existing driveway to accommodate more than the required two parking spaces.

Other

Correspondence from a neighbour draws the Local Planning Authority's attention to the fact that the existing garage (to be demolished) has an asbestos roof. This comment is noted.

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: 03, received 2 May 2019.

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?		NO
Are there any third parties to be informed of the decision?		NO