

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|--|----------|------------|
| File completed and officer recommendation: | SB | 30/07/2019 |
| Planning Development Manager authorisation: | TF | 02/08/2019 |
| Admin checks / despatch completed | KAE | 02/08/19. |
| Technician Final Checks / Scanned / LC Notified / UU Emails: | SB | 02/08/19. |

Application: 19/00853/FUL **Town / Parish:** Weeley Parish Council

Applicant: Mr and Mrs Farrant

Address: 18 Thornberry Avenue Weeley Clacton On Sea

Development: Variation of condition 2 of approved application 19/00558/FUL to amend the approved drawing number to allow external finish to be render instead of brickwork.

1. Town / Parish Council

Mrs Nicola Baker Weeley Parish Council has no objection to this variation

2. Consultation Responses

N/A

3. Planning History

19/00558/FUL Single storey rear extension. Approved 20.05.2019

19/00853/FUL Variation of condition 2 of approved application 19/00558/FUL to amend the approved drawing number to allow external finish to be render instead of brickwork. 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)

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 application site is located to the east of Thornberry Avenue, inside the development boundary of Weeley. It serves a semi-detached bungalow constructed of textured render, brick and a tiled roof, with a previously built conservatory to the rear. The front of the site has a mix of concrete for parking and grass.

Proposal

This application seeks planning permission for a single storey rear extension, following the demolition of the existing conservatory. The proposal will measure a maximum depth of 3.5m, 7.5m wide - extending the entire width of the existing rear elevation, and will have a flat roof with a maximum height of 2.7m. Within the flat roof is a proposed roof light which would measure a maximum height 3.3m. It will be constructed of brick with a flat roof.

Background

A similar application, reference 19/00558/FUL was approved on 20th May 2019. The current application is the same; however it proposes a change in material from a brick finish to render.

Assessment

The main considerations of this application are the design and the impact upon residential amenity.

Policy Considerations

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and