

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	19/07/2019
Planning Development Manager authorisation:	TF	09/08/2019
Admin checks / despatch completed	SB	12/08/2019

Application: 19/00897/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs R Choat

Address: 28 Beaconsfield Road Clacton On Sea Essex

Development: Proposed additions to house.

1. **Town / Parish Council**

N/A

2. **Consultation Responses**

N/A

3. **Planning History**

None Applicable

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

TR1A Development Affecting Highways

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 comprises of a south west facing detached dwelling with existing extension to the rear. Sited along the front boundary is an existing low boundary wall with metal railings and gate.

Proposal

This application seeks planning permission for the erection of a single storey side and rear extension.

Assessment

Design and Appearance

The proposed side extension will be to the side and visible from Beaconsfield Road.

The rear extension will be positioned behind the house and therefore not publicly visible.

The proposed additions are of an appropriate size and design to the main dwelling and will appear subserviently to the main house.

The proposed side extension will be set back from the front of the site by 5.5 and will be finished in materials which are consistent with the main dwelling. As a result of its single storey design, set back from the highway and use of matching materials it is considered that the proposal would not appear as a prominent or harmful addition to the existing house or within the streetscene. It is further noted that the existing area comprises of a variety of differently designed properties some of which have extended to the side by way of garages, extensions or conservatory type structures.

Whilst the proposal will be constructed up to the boundary the single storey design and roof design will prevent it from appearing cramped within the streetscene.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Highway Safety

The Essex County Council Parking Standards states that garages should measure 7m by 3m to accommodate sufficient room for parking. These standards also state that when a property comprises of 2 or more bedrooms that 2 parking spaces should be retained measuring 2.9m by 5.5m per space.

The new garage will measure under the required standards however as the space to the front of the dwelling is of a large enough size to park two vehicles in line with the aforementioned standards it is considered that the proposal would not result in a harmful impact in terms of highway safety.

Impact on Neighbours

The proposal will be screened by the existing dwelling and will therefore not be visible to 30 Beaconsfield Road.

Sited to the south east is 26 Beaconsfield Road which has a lean to structure to its side elevation as well as two windows which currently look onto the side of the host dwelling. These windows currently receive little light and outlook at present due to their close proximity to the host dwelling and boundary fencing. This will reduce further upon completion of the proposal. Whilst there will be a loss of light and outlook to this neighbours side facing openings as a result of their current views onto the fence and host dwelling it is considered that the level of light and outlook lost from the proposal would not be so significant to refuse planning permission upon.

The proposed rear extension will be sited 3m away from this neighbour and partially screened by the existing fencing along the boundary. As a result of this distance and partial screening it is considered that there would be no significant loss of light or outlook to this neighbours rear openings.

The proposal includes a new opening which will face onto 26 Beaconsfield Roads garden. The existing dwelling already comprises of side facing windows which look into this neighbours garden. As the proposal will be sited 3m from the neighbouring boundary and the height of the proposal opening will not exceed 2.1m as well as partially screened by the existing fence it is considered that the level of privacy lost would not be so significant to refuse planning permission upon.

Other Considerations

Clacton is non parished and therefore no comments are required.

One comment has been received from a neighbour with no objections to the application.

Conclusion

In the absence of material harm resulting from the proposed 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 plans; Drawing No 1.

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.