

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	13/08/2019
Planning Development Manager authorisation:	TF	16/08/2019
Admin checks / despatch completed	SB	19/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	19/8/19

Application: 19/00969/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mrs Song

Address: Beechwood Homing Road Little Clacton

Development: Proposed UPVC rear conservatory.

1. Town / Parish Council

Little Clacton Parish Council Recommends Approval.

2. Consultation Responses

Not applicable

3. Planning History

19/00969/FUL Proposed UPVC rear conservatory. 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)
SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 an existing two storey dwelling with principle elevation which faces onto Homing Road. Its rear elevation faces north with a garden area and boundary fencing which faces onto Weeley Road.

Proposal

This application seeks planning permission for the erection of a UPVC Conservatory.

Assessment

Design and Appearance

The area is characterised by mainly two storey dwellings which face onto Weeley Road. The application site is the only plot where the principle elevation faces onto Homing Road and its rear elevation faces Weeley Road. The way in which the houses are positioned on their plot differ to one another resulting in no definitive building line being set for this part of the area.

The proposal will be sited to the rear of the dwelling however as a result of the dwellings layout on its plot will be visible from Weeley Road. The proposal will be set back from the highway with the majority of it being screened by the existing close boarded fencing which will reduce its prominence within the streetscene.

The size of the enlargement will be single storey and will appear as a subservient addition to the main dwelling. The proposal will be finished UPVC glazing which will match the openings on the existing house and will have a brick plinth which will be constructed from bricks which match those used in the host dwelling.

The proposal will not be visible from Homing Road.

Due to its minimal impact on the streetscene and appearance of the existing house the proposal would not detract from the appearance and character of the area and existing house and is considered to be acceptable in terms of visual amenity.

Impact on Neighbours

The proposal will be single storey in design and sited a sufficient distance away from each neighbouring boundary. This distance together with predominant screening by way of the existing fencing will prevent the proposal from resulting in a loss of residential amenities to each neighbour.

Other Considerations

Little Clacton Parish Council recommends approval for the application.

No further letters of representation have been received

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 102 Rev A, 103 and 104.

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.