

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
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Planning Development Manager authorisation:	IF	16/08/2019
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Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	19/8/19

Application: 19/00955/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr Ian Finley

Address: 2 Bovills Hall Cottages St Osyth Road West Little Clacton

Development Proposed two storey side extension and single storey rear extension.

1. Town / Parish Council

Little Clacton Parish Council Little Clacton Parish Council Recommends Approval.

2. Consultation Responses

N/A

3. Planning History

19/00955/FUL Proposed two storey side extension and single storey rear extension. 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
HG9 Private Amenity Space
HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries
HG14 Side Isolation
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 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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Site Description

The application site is located to the east of St Osyth Road West, outside the development boundary of Little Clacton. It serves a semi detached dwelling constructed of red brick with a tile roof. It has a front facing gable shared with the attached neighbour, triangular shared front and side bay windows and an existing single storey rear projection. The site has an area of gravel in front of the dwelling to allow for parking and turning of 2 no. cars. The front and side boundaries consist of mature hedgerow. The rear of the site has outbuildings and is overgrown, with fencing and a block wall on the boundary shared with the attached neighbour. Open countryside surrounds the property.

Proposal

The application proposes a two storey side extension and single storey rear extension.

The side extension measures 3.5m wide by 6.8m deep, with a side facing gable, with eaves height of 4.8m and ridge height of 7.2m. The extension provides a car port at ground floor level and a master bedroom and en-suite at first floor. The number of bedrooms is not increased, but the extension allows for a first floor bathroom. The proposed materials will consist of black boarding at first floor level with brickwork and roof tiles to match the existing dwelling.

The rear extension wraps around the existing rear projection and measures a maximum 4m wide by 5.15m deep, with a shallow pitch gable, with eaves height of 2.5m and a ridge height of 3.3m. The proposed materials will consist of matching brickwork and a slate roof to match the existing rear projection.

Assessment

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

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 protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, development is of a size, scale and height in keeping with the character

of the locality, is well related and in proportion to the original dwelling and would not represent overdevelopment of the site.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4 metres in height will be required to retain appropriate open space between the dwelling and the side boundaries to ensure the new development is appropriate in its setting and does not create a cramped appearance; and to safeguard the amenities and aspect of adjoining residents.

Design

The proposed extensions are considered to be of a scale and nature appropriate to the site and the surrounding area.

The two storey side extension is set back 0.4m from the front elevation and the open car port and ground floor level makes it appear as a less intrusive development to the site. It is situated over 9m from the front boundary of the site but will be publicly visible. The proposed use of brickwork and roof tiles will match the existing dwelling, blending the development acceptably. The use of black boarding will contrast, but due to the traditional appearance and the cottage design of the existing dwelling the boarding is considered to compliment the host dwelling and result in a good design. The proposed side extension is not considered to cause any adverse impact on the street scene and is considered to be well related and in proportion to the dwelling.

The side extension will not remove the parking area available at the side of the property due to the proposed car port. However, the existing triangular bay window is being retained, which reduces the access width of the car port from 2.7m to approximately 2.2m, which is below the suggested parking space size contained within the current Parking Standards. Notwithstanding this, a car should still fit within the car port and there is still considered to be sufficient parking at the front of the site for 2 no. cars, so there is no objection to the development in this regard.

The proposed rear extension is of a design that matches the existing rear projection so does not look out of place in its setting. It will not be visible from the road so will not have any impact on the street scene. The shallow pitch of the roof makes it appear as a modest addition. The rear of the site is large enough to accommodate the development whilst retaining sufficient private amenity space for the occupiers of the property.

Impact on Residential Amenity

The only neighbour to the application site is the dwelling to the north, known as No. 1 Bovills Hall Cottages. The proposed side extension will not be visible to this attached neighbour.

The rear extension is a modest addition that will be located 1.2m from the attached neighbour, with most of the extension being screened by the existing rear projection which is built adjacent to the shared boundary. No windows are proposed in the side elevation facing this neighbour and a block wall acts as the boundary treatment for the site, which helps to conceal the extension. The 45 degree rule contained within the Essex Design Guide has been applied and the development is acceptable in terms of impact relating to daylight/sunlight for the attached neighbour.

Overall the development is not considered to cause any adverse impact on the daylight, privacy or other amenities currently enjoyed by the neighbouring property.

Other Considerations

Little Clacton Parish Council recommend approval for the application.

No letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the 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 plan: Drawing No. 01.

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? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO