

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/08/2019
Planning Development Manager authorisation:	Gr	21/8/19
Admin checks / despatch completed	ER	22/8/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	KLE	22/08/19

**Application:** 19/00923/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mrs Alix Nash

**Address:** 2 Coulsdon Close Clacton On Sea Essex

**Development:** Proposed two storey side extension and internal alterations.

### 1. Town / Parish Council

Clacton non parished

### 2. Consultation Responses

Not applicable

### 3. Planning History

80/01073/FUL	Erection of 91 dwellings including garages or parking spaces together with roads and sewers to serve the development	Approved	02.12.1980
19/00923/FUL	Proposed two storey side extension and internal alterations.	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

QL12 Planning Obligations

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 Design Guide

### 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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north west facing semi-detached dwelling with adjacent driveway.

### Proposal

### Assessment

This application seeks permission for the erection of a two storey side extension.

The plans have since been amended to show that the proposal will be finished in brick to allow the proposal to be better inkeeping with the main dwelling. The Juliet balcony to the rear has also been removed to reduce the level of privacy lost to the neighbour.

### Design and Appearance

The area is characterised by a two storey semi-detached and terraced dwellings varying in design. The majority of the dwellings are of a brick construction with a few with small boarding detailing. The majority of the dwellings have either front or side porches or canopies.

The proposal will be to the side and therefore publicly visible.

The proposal will be 0.6m lower than the existing dwelling and will be set back 0.3m from the front wall of the main house which will prevent the proposal from over dominating the main house appearing as a subservient addition.

The proposal is of an appropriate size and design to the main dwelling and will be finished in materials which match those used in the existing house.

The proposed extension will be positioned 3m back from the front of the site, which added with its lower height and use of matching materials will reduce its prominence within the streetscene preventing the proposal from having a harmful impact to the appearance of the main dwelling and area.

The dwelling is set on a fairly wide plot as the road curves. As a result of the shape and width of the plot the proposal will retain a 2m distance from the neighbouring boundary to the south preventing it from appearing cramped within the streetscene.

The proposal will result in the creation of a side pitched roof canopy over the new front door. As a result of other canopies within the area this addition is considered appropriate to the area and development.

#### Highway Safety

The Essex County Council Parking Standards states that where a dwelling comprises of two or more bedrooms that a minimum of two parking spaces should be retained measuring 5.5m by 2.9m per space.

The proposal will be constructed on existing land used for parking however there is land situated to the front and side of the dwelling which is of a sufficient size to support the proposal and accommodate the parking of two vehicles in line with the Essex County Council Parking Standards.

The proposal would therefore not result in a harmful impact in terms of highway safety.

#### Impact to Neighbours

The proposal will be not be visible to 4 Coulsdon Close as it will be screened by the host dwelling and would therefore not result in a loss of light or outlook to this neighbour.

The existing dwelling has first floor openings to the rear which already overlook into the neighbours gardens to the rear. The proposal will include one additional first floor window which will also look into these neighbouring properties gardens. As the existing house already overlooks into this neighbours rear gardens it is considered that the introduction of the new window would not result in a loss of privacy to these neighbours.

Due to the orientation of the dwellings the proposal will be sited a minimum of 8.5m from the neighbour to the south. Whilst the proposal will be visible to this neighbour as a result of this distance any loss of outlook or light resulting from this proposal would be minimal and not so significant to refuse planning permission upon.

#### Other Considerations

Clacton is non parished and therefore no comments are require.  
No 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 plan; "Proposed 2 storey side extension and internal alterations" for Mrs Alix Nash and Family received on 19th August 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.