

## **DELEGATED DECISION OFFICER REPORT**

<b>AUTHORISATION</b>	<b>INITIALS</b>	<b>DATE</b>
File completed and officer recommendation:	SB	20/08/2019
Planning Development Manager authorisation:	G.	21/8/19
Admin checks / despatch completed	GR	<del>20/8/19</del>
Technician Final Checks/ Scanned / LC Notified / UU Emails:	RNE	22/08/19

**Application:** 19/00980/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr Lee Burgoyne

**Address:** 6 Holmwood Close Clacton On Sea Essex

**Development:** Proposed front extension and internal alterations to form a disabled bedroom and wet room facility.

**1. Town / Parish Council**

N/A

**2. Consultation Responses**

N/A

**3. Planning History**

97/00204/FUL	(Land adjacent to 6 Holmwood Close, Clacton on Sea) Change of use from public space to residential garden	Approved	11.04.1997
19/00980/FUL	Proposed front extension and internal alterations to form a disabled bedroom and wet room facility.	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

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 within the development boundary of Clacton on Sea. It serves a detached two storey dwelling constructed of brick with a tiled roof. The front of the site is partly paved for parking with an existing detached garage located to the east and is also laid to lawn with mature trees planted. The north of the site is laid to lawn with a hedge surrounding the property with a public footpath situated next to the site.

#### Proposal

This application seeks planning permission for a two storey front extension. The proposal will measure a maximum depth of 2.9m, 3.2m wide, and will have a pitched roof with a maximum height of 6m. It will be constructed of brick with a tiled roof to match the host dwelling.

#### 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 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.

## Design and Appearance

The proposed front extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials and matching eaves will blend the development acceptably with the host dwelling. There will be views of the extension from Holmwood Close, although the development will be publicly visible it will not have any impact upon the street scene as it will be set back from the front boundary by approx. 20.1m and will be screened by existing mature trees located in the front garden.

The extension will be a distance of 2.7m from the shared boundary with the public foot path and will be 6.8m from the shared boundary with 4 Holmwood Close. Due to the distance from both boundaries the proposal will not appear cramped when viewed from the road or the public footpath.

The proposed development is therefore considered to be in keeping with the host dwelling and is acceptable in design terms.

## Impact on Residential Amenity

The extension will be a distance of 2.7m from the shared boundary with the public foot path and will be 6.8m from the shared boundary with 4 Holmwood Close. Although the extension is proposed to have a greater height of 4m it still applies with policy HG9 (Tendring District Local Plan 2007, Side Isolation) as the distance to neighbouring boundaries is more than 1m.

Overall the proposed extension is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by the neighbouring property or the public foot path.

## Other Considerations

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 / Reasons for Refusal**

- 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. 03.

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	<b>YES</b>	<b>NO</b>
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	<b>YES</b>	<b>NO</b>