

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	11/09/2019
Planning Development Manager authorisation:	TF	16/09/2019
Admin checks / despatch completed	EL	16/9/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	16/9/19

Application: 19/01098/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Lee Burgoyne

Address: 61 Arnold Road Clacton On Sea Essex

Development: Proposed demolition of existing garage and rebuild new ground floor bedroom and wet room for disabled facilities.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

Not Applicable

3. Planning History

19/01098/FUL	Proposed demolition of existing garage and rebuild new ground floor bedroom and wet room for disabled facilities.	Current
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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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north east facing two storey demi detached dwelling. The dwelling is set back from the highway with a vehicular access and driveway to the front.

Proposal

This application seeks permission for the erection of a a single storey side extension following the demolition of the existing garage.

Assessment

Design and Appearance

The area is characterised by two storey dwellings with adjacent garages and open frontages. The neighbouring dwelling to the site 63 Arnold Road benefits from a similar garage to which is proposed and was approved under planning permission 99/01173/FUL.

The proposal will be sited to the front and side and therefore publicly visible from Arnold Road.

Due to its siting forward of the existing house the proposal will be a noticeable feature within the streetscene however as a result of similar development directly adjacent to and surrounding the site the introduction of this extension would not appear as a harmful addition within the area.

The proposal is of a single storey which will not over dominate the host dwelling and will be finished in materials which match those used on the existing house.

The use of a hipped roof to the front of the proposal will allow the addition to appear inkeeping with the hipped roof design of the main house and surrounding extensions/ garages.

The proposal will be set back from the front of the site sufficiently to prevent it from appearing as a prominent and harmful feature within the area and to the existing house.

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 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 on Neighbours

The proposal will be largely screened from view to the neighbouring property to the west and sited a suitable distance away from its boundary. The proposal would therefore not result in a harmful impact to these neighbours residential amenities.

The proposal will be sited within close proximity to the neighbouring property to the north east, no 63 Arnold Road, which has had a similar garage erected at the site. This neighbouring site has no windows sited to the side of the existing garage and therefore the proposal would not result in a loss of residential amenities to this neighbour.

Other Considerations

Clacton is non parished and therefore no comments are required.
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: 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.