

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	23/09/2019
Planning Development Manager authorisation:	TF	23/09/2019
Admin checks / despatch completed	SB	23/09/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	23/9/19

**Application:** 19/01126/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr A Wilden

**Address:** 8 Preston Road Holland On Sea Clacton On Sea

**Development:** Proposed single storey rear extension with glazed roof lantern, garage conversion, pitched roof dormer and velux rooflight.

### 1. Town / Parish Council

N/A

### 2. Consultation Responses

N/A

### 3. Planning History

19/01126/FUL	Proposed single storey rear extension with glazed roof lantern, garage conversion, pitched roof dormer and velux rooflight.	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 2007

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 is located within the development boundary of Clacton on Sea. It serves a detached dwelling constructed of render and brick with a tiled roof. The front of the site is partly laid to lawn and has a concrete area for parking which wraps round to the south side of the host dwelling with a garage located to the rear. The rear is laid to lawn with close boarding fencing on the boundaries.

### Proposal

This application seeks planning permission for a single storey rear extension and the alteration of the roof to facilitate a first floor dormer, a Velux window in the existing roof and a garage conversion to a bedroom. The rear extension proposal will measure a maximum depth of 5.9m, 8m wide, and will have a flat roof with a height of 2.8m with a proposed roof lantern with a maximum height of 3.3m. The proposed first floor dormer will measure a maximum depth of 3.4m, 2m wide, and will have a pitched roof that will be 6.3m high from the ground. The proposed materials for the proposals are brick.

### Assessment

The main considerations of this application are the design, highway safety 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 proposals are considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. There will be no views of the proposed rear extension, Velux window or dormer from Preston Road, so the development will not be publicly visible or have any impact upon the street scene.

The garage is currently publicly visible and therefore the change from a garage door to brick with a window will not cause any significant impact to the street scene, as it is in keeping with the existing host dwelling.

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 Velux window is to be sited high in the relevant roof slope and therefore would not cause any overlooking to neighbours.

The proposed rear extension will not protrude from the rear of the existing garage and has a flat roof, therefore would not cause any impact on the daylight, privacy or other amenities currently enjoyed by the neighbouring property to the west. As the extension is proposed to have a flat roof and is 1.1m away from the adjoining property to the east there will be no impact on the daylight, privacy or other amenities enjoyed by the adjoining property.

The dormer aspect of the application would not extend beyond the rear of either of the properties either side and therefore would not impact upon rear facing windows or the enjoyment of the resident's garden areas.

The proposed garage conversion comprises of a minor alteration which will not be visible to neighbouring properties, therefore will not result in any significant impact to their residential amenities in terms of loss of light, privacy or outlook.

Overall the proposed extensions are not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

### Highway Safety

The Essex County Council Parking Standards state that where a property comprises of two or more bedrooms that a minimum of two parking spaces should be retained measuring 5.5m by 2.9m per space. Whilst the proposal will result in the loss of the existing garage, there is sufficient space to the front and west side of the property for the parking of two vehicles in line with the aforementioned standards. The proposal would therefore not result in a harmful impact in terms of highway safety.

### Other Considerations

No letters of representation were 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 plans; 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.

<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>