

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NM	25/09/19
Planning Development Manager authorisation:	TF	25/09/19
Admin checks / despatch completed	WAE	25/09/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	GL	25/9/19

Application: 19/01143/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs Partridge

Address: 251 London Road Clacton On Sea Essex

Development: Proposed rear extension, new roof and alterations.

1. Town / Parish Council

Clacton is non parished.

2. Consultation Responses

Not Applicable

3. Planning History

94/00811/FUL	Proposed garage, door and window	Approved	12.08.1994
04/00258/FUL	2 no. front dormers and rear extension.	Approved	31.08.2004

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

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 relates to 251 London Road, Clacton on Sea. The application site is located within the settlement development boundary of Clacton on Sea.

Proposal

The application seeks planning permission for the erection of a proposed rear extension, new roof and alterations.

The rear extension will measure 6.7 metres in width, 3.6 metres in depth with an overall height of 7.65 metres. The proposed roof will incorporate a loft conversion and will seek to increase the height of the existing roof to 7.65 metres.

Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenities and parking provision.

Design and Appearance

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Most nearby properties are single storey chalet or bungalow style dwellings, but otherwise there is no pattern to the style or scale of surrounding properties.

The proposed rear extension will not be visible to the street scene as the proposal is located to the south western elevation of the host dwelling. The extension will square off the rear of the dwelling and it will be constructed from matching materials to those used within the host dwelling. It is therefore considered acceptable in terms of design and appearance.

The proposed loft conversion will involve the raising of the existing roof and the incorporation of dormer windows to the front elevation. The existing roof serving the garage measures 5.5 metres in height and the host dwelling measures 6.4 metres in height. This application proposes the increase in height of the dwelling to 7.65 metres. This equates to an increase of approximately 2.15 metres to the southern element of the dwelling and 1.25 metres to the northern element of the dwelling. Although the proposal will be visible to the street scene of London Road, due to the dwelling being set back from the street scene by approximately 11.5 metres as well as the use of matching materials, it is considered that the proposal will not cause any significant impact upon the street scene. The three dormer roof lights to the front elevation will be visible from the street scene however, there are other examples of dormer windows along London Road and therefore the proposal is in keeping with the character of the area. To the rear of the dwelling, the application proposes six rooflights which will not be visible to the street scene and therefore will not cause any impact upon London Road.

Impact upon neighbouring amenities

The NPPF, in paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Tendring District Local Plan (2007) states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.

The proposed rear extension will be visible to the neighbouring dwelling to the south, number 249 London Road. However, the extension will retain 1 metre to the neighbouring boundary which is considered to be a sufficient gap between the extension and the neighbouring boundary to comply with Policy HG14 of the Tendring District Local Plan 2007. There are no windows proposed on the side elevation of the dwelling to reduce any impact of overlooking onto neighbouring amenities.

Although the application seeks permission to increase the height of the existing dwelling, the dwelling retains 1 metre to both neighbouring boundaries which complies with Policy HG14 of the Tendring District Local Plan 2007 to not create a cramped appearance and to safeguard the amenities and aspect of adjoining residents. It is therefore considered that the proposed increase in height will not cause any significant impact upon neighbouring amenities.

The proposed dormers are to the front of the application site. Views towards to the frontages of the dwellings will be possible from the dormer windows. However, a good distance is retained between these dwellings and views will only be toward to the front gardens and therefore not considered significantly harmful to residential amenities.

The application proposes six rooflights to the rear of the dwelling. However these are high level roof lights which are for light purposes only and will therefore not cause any overlooking onto neighbouring amenities.

Parking provision

The conversion of the double garage which is currently undersized will result in the loss of two car parking spaces. Notwithstanding this, the front of the site has a large gravelled area which is able to accommodate the parking of two cars in line with Essex Parking Standards Requirements. Therefore the application is considered acceptable in terms of parking provision.

Other Considerations

Clacton is non parished.

No letters of representation have been received.

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.02

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