

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	11/10/2019
Planning Development Manager authorisation:	TF	15/10/2019
Admin checks / despatch completed	CC	15/10/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	15/10/2019

Application: 19/01260/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr S McGowan

Address: 108 Jaywick Lane Clacton On Sea Essex

Development: Rear extension - Alteration to planning approval 18/01448/FUL for new layouts.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

18/01448/FUL	Single storey front and rear extensions and new roof to form living area.	Approved	31.01.2019
19/01260/FUL	Rear extension - Alteration to planning approval 18/01448/FUL for new layouts.	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 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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The application site is located to the west of Jaywick Lane, within the development boundary of Clacton on Sea. It serves a detached bungalow constructed of render with a tiled roof. The rear garden is laid to lawn with close boarding fencing on the boundaries. The front of the site is concreted for parking.

Proposal

This application seeks planning permission for a single storey rear extension. The proposal will measure a maximum depth of 10.7m, 7.2m wide - extending the entire width of the existing rear elevation, and will have a mansard roof with a height of 3.2m, within the roof is two proposed roof lights which would bring the maximum height to approximately 3.4m. It will be constructed of painted render with a tiled roof.

Background

A similar application, reference 18/01448/FUL was approved on 31st January 2019. The current application is the same for the rear extension; however it does not propose the further extensions to the front and first storey.

Assessment

The main considerations of this application are the design and the impact upon residential amenity.

Design and Appearance

The proposed rear extension is 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 extension from the road, so the development will not be publicly visible or have any impact upon the street scene.

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 rear extension would be a distance of 2.7m to 106 Jaywick Lane and a distance of 1.1m to 110 Jaywick Lane. As the proposal is for a single storey mansard roof extension, there will be no significant loss of light or overlooking to the neighbouring properties. The proposed ground floor windows to the rear and side will not allow overlooking into private areas of neighbouring properties, and the proposed roof lights to the rear extension will be above head height so will not result in overlooking.

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 number P01.

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

