

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	10/12/2019
Planning Development Manager authorisation:	TF	23/12/19
Admin checks / despatch completed	LC	24.12.19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	24/12/19

Application: 19/01685/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mrs Karry Lamb

Address: Fineviews Thorrington Road Little Clacton

Development: Proposed single storey rear extension (following demolition of conservatory).

1. Town / Parish Council

Little Clacton Parish
Council

Support application

2. Consultation Responses

N/A

3. Planning History

95/01165/FUL (Fine Views, Thorrington Road, Little Clacton) Rear extension Approved 09.11.1995

19/01685/FUL Proposed single storey rear extension (following demolition of conservatory). 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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Proposal

This application seeks permission for the erection of a single storey rear extension.

Application Site

The site is located to the south of Thorrington Road. The area comprises of a mixture of detached and semi-detached bungalows and two storey dwellings constructed from either brick work or painted render with tiled roofs. The application serves a single storey detached dwelling constructed with painted render and brickwork with slate roof tiles. The front of the property consists of a paved driveway, there is a garage attached to the east of the dwelling. The rear of the dwelling is laid to lawn, with a small outbuilding located at the rear of the garden on the western side.

Assessment

Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the

local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The proposal is of a size and design appropriate to the existing dwelling house and surrounding area. The proposed extension will measure 3.5m deep and 9.7m wide, with a maximum height of 4.9m.

The proposal will be constructed with materials to match that of the existing dwelling, the exterior walls will be constructed of render with a painted finish to match the existing dwelling, the roof will be slated roof tiles, and the doors will be white UPVC bi-fold doors.

Parts of the proposal may be slightly visible from the east of Thorrington Road, however it is not considered to have any adverse impact on the visual amenity of the area, due to the matching materials and the fact that the proposal is to the rear of the dwelling and set back from the highway.

The site is situated outside the housing settlement limits, however as the proposal will be in keeping with the existing character of the dwelling and will not harm the character of the surrounding area the proposal meets policy HG12 of the Adopted Local Plan 2007.

Impact to Neighbouring Amenities

The NPPF, 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 saved plan states that amongst 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'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

There are double windows on the southern elevation, and a door on the eastern elevation on the neighbouring property to the west of the host dwelling, and accordingly calculations specified within the Essex Design Guide have been applied. The 45 degree line does not intercept the windows or the door on the neighbouring property.

The proposal is deemed to have no significant impact on loss of privacy, daylight or harm to the amenities of the adjacent neighbours.

Highway Issues

The proposal neither generates an additional need for parking nor decreases the existing parking provision at the site.

Other Considerations

Little Clacton Parish Council have no objections to the proposal

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. In the absence of material harm resulting from the proposal 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 01, Revision A.

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