

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	03/01/2020
Planning Development Manager authorisation:	ARG	03/01/2020
Admin checks / despatch completed	CC	03/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	03/01/2020

Application: 19/01692/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr & Mrs Partridge

Address: 46 Fleetwood Avenue Holland On Sea Clacton On Sea

Development Extensions and alterations.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

N/A

3. Planning History

99/01820/FUL	Erection of conservatory	Approved	21.01.2000
19/01692/FUL	Extensions and alterations.	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
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

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice
Essex Design Guide

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 is located to the south of Fleetwood Avenue, on a corner plot shared with Grenfell Avenue, inside the development boundary of Holland on Sea. It serves a detached two storey dwelling constructed of a combination of brick, cladding and render with a tile roof. A detached garage is located to the west of the dwelling and is constructed of matching brickwork. A conservatory wraps around the east side elevation and part of the rear elevation of the dwelling. The front of the site is laid to lawn with a concrete hardstanding for 2 no. cars accessed via Fleetwood Avenue. There is gated access on both sides of the dwelling leading to the rear garden. The rear of the site is enclosed with close boarded fencing and is set across different levels consisting of a raised lawn area and a lower patio area adjacent to the dwelling.

Proposal

The application proposes a two storey side extension and single storey rear extension, plus a replacement garage incorporating a utility room and link to the main dwelling, and the insertion of a new window on the front elevation of the property.

The two storey side extension measures 3.5m wide by 6.68m deep with an eaves height of 4.9m and a ridge height of 6.5m. The rear extension will measure 6.4m wide by 3.29m deep with the roof measuring 2.9m in height, and the roof lantern providing an overall height of 3.6m. The replacement garage will remain in the same position as the existing, albeit on a slightly larger scale to incorporate a utility room to the rear and link the garage to the main dwelling. It will be 7.1m deep, 3.9m wide, with a maximum height of 2.8m. The proposed materials used throughout will consist of matching brickwork and roof tiles, with cladding to match the front elevation on the first floor section of the two storey extension.

Assessment

The main considerations of this application are the design, parking and impact on residential amenity.

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.

Saved Policy HG14 of the Tendring District Local Plan (2007) requires that extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side

boundaries to ensure that new development is appropriate in its setting and does not create a cramped appearance as well as to safeguard the amenities and aspect of adjoining properties.

Design

The proposed development is considered to be of a scale and nature appropriate to the site and the surrounding area. The corner plot location results in the development being publicly visible from various vantage points in Fleetwood Avenue and Grenfell Avenue. The side extension will be set back from the front elevation by 2.25m and benefits from a lower ridge height to the main dwelling, making it appear as a subservient addition. Furthermore, it is set in from the side boundary of the plot by over 1m, continuing to allow side access to the rear garden of the property, and will be located over 2m from the highway so will not appear cramped within the corner plot. The use of materials will match the main dwelling and the proposed mix of cladding and brickwork will break up the expanse and height of the extension making it an acceptable development that will not have a significant adverse effect on the street scene.

The rear extension is considered to be an acceptable addition to the property. It replaces existing built form and will not extend any further into the rear garden than the existing conservatory. This part of the development is considered acceptable in terms of visual and private amenity.

The replacement garage is of a similar appearance to the existing garage and is considered to be of an improved design that will not compromise the main dwelling or the surrounding area. The plot is large enough to accommodate the increased size of the garage which extends to the rear elevation of the main dwelling.

Parking

The replacement garage will have internal dimensions of approximately 2.7m by 4.8m, which are below the current Parking Standards. However, the existing garage is also substandard. The front of the site has sufficient off road parking for 2 no. cars in line with current standards so the development is not considered to have a significant impact on the off road parking provision and the development is acceptable in this regard.

Impact on Residential Amenity

The proposed two storey extension faces onto Grenfell Avenue and will not be in close proximity to any nearby neighbour properties. The inclusion of a new window at first floor on the rear elevation will serve an en-suite so is likely to be obscure glazed and will face onto the side elevation of No. 67 Grenfell Avenue, which is located over 8m away. The two storey addition is not considered to cause any significant adverse impact on the daylight, privacy, outlook or other amenities currently enjoyed by neighbouring property.

The rear extension and replacement garage are modest single storey additions with low roof lines. The garage will be built on the boundary shared with the neighbour to the east, 44 Fleetwood Avenue; however, a garage within the neighbours plot helps to separate the development from this neighbour. Due to the modest nature of the single storey elements of this development and as they replace existing built form there is not considered to be any significant adverse impact on the residential amenities of neighbouring property and the development is considered acceptable in this regard.

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

- 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. 04 and Drawing No. 03 scanned 12 November 2019.

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