

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NM	15/01/20
Planning Development Manager authorisation:	TF	15/01/2020
Admin checks / despatch completed	CC	15/01/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	15/1/2020

Application: 19/01490/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr & Mrs Reeves

Address: 2 Edward Close Little Clacton Clacton On Sea

Development: Alteration to planning approval 17/01368/FUL to allow for a redesigned detached outbuilding and alteration to 19/00043/FUL to amend the fenestration.

1. Town / Parish Council

Little Clacton Parish Council No objection

2. Consultation Responses

Not applicable

3. Planning History

17/01368/FUL	Proposed two storey side and rear extensions, single storey side and rear extensions, and a detached outbuilding following demolition of garage and conservatory and part demolition of existing extension.	Approved	09.02.2018
19/00043/FUL	Proposed two storey side and rear extensions, single storey side and rear extensions, and a detached outbuilding following demolition of garage and conservatory and part demolition of existing extension. - Alterations to 17/01368/FUL - Proposed small infill to side extension to form larger bedroom.	Approved	08.05.2019

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application relates to 2 Edward Close, Little Clacton, which is a two storey dwelling located in the south east corner of a cul-de-sac of semi-detached dwellings. The dwelling is located within the development boundary of Little Clacton.

Proposal

This application seeks planning permission to allow for a redesigned detached outbuilding which was previously approved under planning reference 17/01368/FUL and a change to the fenestration and addition of a parapet wall to planning reference 19/00043/FUL. The other elements have been approved under planning reference 17/01368/FUL and 19/00043/FUL.

Site History

Under planning reference 17/01368/FUL, planning permission was granted for a two storey side and rear extensions, single storey side and rear extensions, and a detached outbuilding following demolition of garage and conservatory and part demolition of existing extension.

Under planning reference 19/00043/FUL, planning permission was granted for a two storey side and rear extensions, single storey side and rear extensions, and a detached outbuilding following demolition of garage and conservatory and part demolition of existing extension. - Alterations to 17/01368/FUL - Proposed small infill to side extension to form larger bedroom.

Assessment

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

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The outbuilding approved under planning application 17/01368/FUL seeks to amend the fenestration to include bi-fold doors, a window and double doors. As the outbuilding is located to the rear of the application site, there will be no impact upon the street scene of Edward Close. The application also seeks to amend the materials to hardiplank weatherboarding in blue/grey, brickwork, slate roof and UPVC windows and doors. The change in materials are considered to be acceptable and therefore the proposed changes to the outbuilding are acceptable in terms of design and appearance.

This application seeks to amend the previously approved application reference 19/00043/FUL to insert a window to the rear elevation serving the master bedroom and a single window serving the en-suite. As the proposed windows are to the rear elevation of the host dwelling, it is considered that they will not cause any impact upon the Edwards Close. A parapet wall is proposed to the southern elevation to reduce any impact upon the neighbouring amenities to the South. Due to the minor nature of the proposal, it is not considered to cause any significant impact upon the street scene. The parapet wall will be constructed from matching materials to those used within the host dwelling. The design of the proposed extensions are therefore considered acceptable in terms of the design and appearance and policies within Tendring District Local Plan (2007).

Impact upon neighbouring amenities

Although the proposed outbuilding will be visible to the neighbouring dwelling, the proposed amendments will not change the impact to the neighbouring amenities.

The proposed additional window to the rear of the house will increase views across the neighbouring garden (no.3 Edward Close). However, this would, due to the configuration of the dwellings, only be the rear section of that garden and not the main area of private amenity space to the rear of that house and as such is considered acceptable.

The proposed parapet wall will only be visible to the neighbouring dwelling to the south. However, its scale and form is not substantially different to what has previously been approved and as such is considered acceptable.

Other considerations

Little Clacton Parish Council have no objections to this application.

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 plans: Drawing nos. P03b and P01A.

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