

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	16/01/2020
Planning Development Manager authorisation:	TR	16/01/2020
Admin checks / despatch completed	CC	16/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	16/1/2020

**Application:** 19/01779/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Ms Marguerite Monroe

**Address:** 88 Dudley Road Clacton On Sea Essex

**Development:** Proposed single-storey rear extension to expand the sitting room with a flat roof, a covered open veranda and to resurface the existing flat roof.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

19/01214/HHPNO T	Proposed rear extension 4.3m in depth and 2.7m in height.	30.09.2019
19/01711/HHPNO T	Proposed rear extension 5m in depth and 2.76m in height.	Approved
19/01779/FUL	Proposed single-storey rear extension to expand the sitting room with a flat roof, a covered open veranda and to resurface the existing flat roof.	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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Proposal**

The application seeks permission for a single storey rear extension and covered open veranda to a detached bungalow situated within the development boundary of Clacton on Sea.

### **Design and Appearance**

The proposal is sited at the rear of the existing bungalow and will not be seen from Dudley Road ensuring there will be no significant impact to the street scene. The rear extension will use matching materials albeit with a GRP flat roof to ensure there will be no significant impact to the character of the existing bungalow or the immediate area.

The design and scale of the proposal is acceptable and would result in no material harm to visual amenity.

### **Impact upon Residential Amenity**

The proposal is sited a distance of 1.09 metres from the northern side boundary and a distance of 2.2 metres from the southern side boundary. Due to the single storey nature and siting of the proposal it is not considered to have any material adverse impact to loss of privacy, loss of light or outlook to any of the surrounding neighbouring properties.

There is currently no off road parking provision at the property and more than 200 square metres of private amenity space remains which is considered more than adequate.

### **Other Considerations**

No letters of representation have been received.

### **Conclusion**

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 plans: Drawing No: 103 Rev C and 102.

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.

<b>Are there any letters to be sent to applicant / agent with the decision?</b> <b>If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision?</b> <b>If so, please specify:</b>	YES	NO