

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	16/01/20
Planning Development Manager authorisation:	TF	17/01/2020
Admin checks / despatch completed	S03	17/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	X19	17/01/2020

Application: 19/01769/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Simon Tarrant

Address: 83 Hereford Road Holland On Sea Clacton On Sea

Development: Proposed removal of existing outbuilding and erection of timber framed shed.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

19/01769/FUL	Proposed removal of existing outbuilding and erection of timber framed shed.	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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 within the development boundary of Clacton on Sea. It serves a semi-detached bungalow constructed of render with a tiled roof. The front of the site is mainly laid to lawn with a paved pathway to the side entrance into the property, then to the rear gate. The rear is mainly laid to lawn with a patio area, and an existing cladded outbuilding to the rear of the garden, with close boarding fencing on the boundaries.

Proposal

This application seeks planning permission for an outbuilding after the demolition of the existing outbuilding. The outbuilding proposal will measure a maximum depth of 5.5m, 5.5m wide, and will have a pitched roof with a maximum height of 3.5m.

The proposed materials for the development will consist of cladding with a felt roof and timber doors.

Assessment

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

Policy Considerations

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.

Design and Appearance

The proposals are considered to be of a scale and nature appropriate to the site and the surrounding area. The proposals will not be viewable from Hereford Road, so the development will not be publicly visible or have any impact upon the street scene.

Impact on Residential Amenity

The proposed single storey outbuilding will be at the back of the rear garden and will be 0.5m from the shared boundary lines with 81 and 85 Hereford Road, due to the location and distance to the neighbouring properties and partial screening from the existing boundary, there will be no loss of light or overlooking. The proposal will be located 1m from the rear boundary line shared with 28 Edison Road and will be visible to this neighbouring property due to the proposed height, however, it is also important to note that there is an existing outbuilding in this location that abuts up to the shared boundary with 28 Edison Road. Overall the proposed outbuilding is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Other Considerations

No letters of representation were 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 plans: Block Plan Scaled at 1:500, proposed floor plan scaled at 1:50 and plan titled ref - 1A illustrating proposed elevations and floor plan scaled at 1:50.

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