

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 refers to 4 Hyacinth Close, Clacton on Sea which is a two storey detached dwelling located within the settlement boundary of Clacton on Sea.

Proposal

This application seeks planning permission for the erection of a first floor rear extension which will measure 2.1 metres in depth, 7.9 metres in width and 1.7 metres in height (with an overall height of 5.5 metres).

Assessment

The main considerations for 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 proposed extension is located to the rear of the host dwelling and therefore it will not be visible from the street scene of Hyacinth Close, however it is located adjacent to a public footpath. Although the proposal will be visible from the footpath, the proposal is located approximately 0.6 metres away from the boundary fence and due to the proposal being an infill to the first floor, it is considered that the extension will not cause any significant impact upon the street scene. The first floor extension has a flat roof and it will be constructed from materials that will match the host dwelling. It is therefore considered acceptable in terms of design and appearance.

Impact upon neighbouring amenities

The proposed rear extension will be visible to the neighbouring dwelling to the east number 2 Hyacinth Close, however due to the approximate distance of 1.3 metres to the neighbouring boundary which complies with Policy HG14, it is considered that the proposed extension will not

create a cramped appearance or have any impact upon the neighbouring dwelling. A window is proposed to the eastern elevation serving the en-suite to the first floor however, the plans demonstrate that this will be obscure glazed to reduce any impact of overlooking onto neighbouring amenities. Although the proposal will be visible to the neighbouring dwelling to the north, due to the sufficient distance the proposal will not cause any impact upon neighbouring amenities.

Other considerations

Clacton is non parished.

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 plan: Drawing No. 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.

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