

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	15/01/2020
Planning Development Manager authorisation:	TF	17/01/2020
Admin checks / despatch completed	SOB	17/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	JNE	17/01/2020

Application: 19/01693/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr and Mrs A Snell

Address: 67 St Osyth Road East Little Clacton Clacton On Sea

Development: Proposed side and rear extension to existing dwelling house and demolition of garage.

1. Town / Parish Council

Little Clacton Parish Council In support of application

2. Consultation Responses

N/A

3. Planning History

93/01017/FUL	(65/67 St Osyth Road, Clacton on Sea) Retention of store room	Approved	12.10.1993
95/01116/FUL	Proposed extension and alterations	Approved	31.10.1995
09/00259/FUL	Construction of two dormer window and installation of side windows in connection with conversion of part of roofspace.	Refused	14.05.2009
10/00515/FUL	Single storey front extension and replacement of existing porch.	Approved	25.06.2010
10/01078/NMA	Porch to be amended from glazed to solid construction to allow for a coat/boot cupboard internally.	Approved	
19/01693/FUL	Proposed side and rear extension to existing dwelling house and demolition of garage.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019
National Planning Practice Guidance

Tendring District Local Plan 2007
QL3 Minimising and Managing Flood Risk
QL9 Design of New Development
QL10 Designing New Development to Meet Functional Needs
QL11 Environmental Impacts and Compatibility of Uses
HG14 Side Isolation

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 St Osyth Road East, inside the development boundary of Little Clacton and partially within Flood Zone 2. The site serves a detached single storey dwelling constructed of brick with a tile roof and wood effect windows/doors, and detached double garage to the north. The site has a large frontage for parking at least 4 no. vehicles with a low brick wall on the front boundary and areas of lawn and hedgerow/trees planted within the boundary. The rear of the site consists of a large private amenity space which is laid to lawn with decking area, patio, large covered pond and outbuildings. The boundaries for the rear garden are made up of a combination of concrete walls and fencing. To the north of the site is an overgrown area that serves the school grounds. All other boundaries adjoin other residential property.

Proposal

The application proposes a side and rear extension to the existing dwelling following the demolition of the existing detached garage.

The extension has a staggered design, with the front elevation of the extension extending 6.3m from the side elevation of the existing dwelling. The extension will extend 20.8m into the rear garden of the property. It will have a low eaves height of approximately 2.4m with the maximum ridge measuring 4.5m. The materials will consist of matching brickwork for the part of the extension serving the garage, with white weatherboarding for the remainder of the extension and roof tiles to match the existing dwelling. The windows and doors will be grey aluminium with the exception of the garage doors, which will be wood effect to match the existing windows.

Assessment

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

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 extension is a development of a considerable scale, but one which replaces a large existing detached double garage. The extensions are located predominantly to the rear of the site with only the proposed attached garage being publicly visible when viewed from the road. This element of the proposal is not dissimilar to the appearance of the existing garage. It includes matching materials consistent with the existing dwelling and includes a pitched roof with matching eaves but with a lower ridge height making the extension appear subservient when viewed from St Osyth Road East. The rear extension, which contrasts from the main dwelling due to the use of white weatherboarding, will not be visible from the road as a result of strong boundary treatments screening views from the north. Owing to this the development is not considered to have an adverse impact on the street scene.

Due to the large plot and large area of private amenity space that the site currently benefits from, the development will not be a cramped addition. The weatherboarding and aluminium windows and doors proposed towards the rear of the extension will contrast with the existing built form differentiating the development from the host dwelling, whilst providing a modern, fresh design. Sufficient private amenity space is retained for the occupiers of the property and whilst the development is of a considerable scale, on balance it is considered to be acceptable in design terms based on the merits of this particular site.

Impact on Residential Amenity

The extension will be closest to the northern site boundary shared with the overgrown area of the school grounds. It will be located over 1.5m from this boundary, which is further than the position of the existing garage to be demolished. The close proximity to this boundary remains compliant with Policy HG14 and will not cause any adverse impact on residential amenity.

Despite the large footprint of the development the extension is located over 16m from the south eastern boundary and 6m from the southern boundary, both of which are shared with other residential property. Due to the size of the site, the single storey nature of the development, modest eaves height and proximity to the boundary the development is not considered to have any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring properties.

Parking

The scale of development increases the footprint of the dwelling considerably, providing an additional bedroom, home office, increased living space and new double garage, which is below the size required within the current parking standards. Whilst the development increases the possible need for parking within the site there is ample parking available at the front of the site without the need to rely on the garage for parking. For this reason there is no objection to the level

of off road parking available at the site and the development is considered acceptable in this regard.

Flood Risk

Policy QL3 of the Tendring District Local Plan (2007) states that the Council will ensure that flood risk is taken into account, and that all planning applications for development in Flood Zone 2 & 3 will require a Flood Risk Assessment.

The front of the site is located within Flood Zone 2. A Flood Risk Assessment has been provided which sets out measures that will be taken to protect the new extension from possible future flooding in line with the Environment Agency's standing advice.

The proposed extension will create a variety of new accommodation at ground floor level, including 1 no. new bedroom. The floor level of the extension will match the existing floor level of the existing dwelling, with the exception of the proposed garage, which is slightly lower, but does not provide habitable accommodation. The development, subject to compliance with the Flood Risk Assessment, is in accordance with Environment Agency advice and as the application site is also only partially within Flood Zone 2 the development is considered acceptable in terms of flood risk.

Other Considerations

Little Clacton Parish Council are in support of the application.

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 and documents: Drawing No. 1 Revision B, Drawing No. 4, Drawing No. 5, Drawing No. 6 and Drawing No. 7, and Flood Risk Assessment - Proposal Number: 2503.

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