

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	02/01/2020
Planning Development Manager authorisation:	TF	13/01/2020
Admin checks / despatch completed	CC	14/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	14/01/2020

Application: 19/01757/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr A Tyson

Address: 9 Canterbury Road Holland On Sea Clacton On Sea

Development: Proposed two storey rear extension, utilising loft room. Proposed dormer to principle elevation.

1. Town / Parish Council

Clacton – No Town Council

2. Consultation Responses

n/a

3. Planning History

19/01757/FUL	Proposed two storey rear extension, utilising loft room. Proposed dormer to principle elevation.	Current
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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

HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

Local Planning Guidance

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 on the northern side of Canterbury Road within the settlement of Holland-on-Sea. This section of the road comprises of similar appearing bungalows/chalet bungalows consisting of orange roof tiles and a mix of render and exposed red brickwork. The majority of the properties have been extended by virtue of loft conversions incorporating dormer windows and rear extensions.

The application property is served by a detached garage set back on its western side behind the dwelling. To the rear the property previously had a glazed metal canopy that extended across the width of the rear elevation. This has now largely been demolished.

The neighbouring property to the east has been extended to the rear and converted at first floor level.

Proposal

This application proposes the construction of a two-storey rear extension and a dormer to the front elevation. To the rear the extension would extend the property out 4m at ground level and 7.5m at ridge height. The extension would measure 7.3m in width resulting in a slight inset at either end of the existing property.

The front dormer would comprise of a flat roof and sit centrally within the roofspace.

Appraisal

Design/Visual Impact

The front dormer matches the design of several other dormers found on properties along this section of the road. Consequently, it would not appear out of character in this location and does not dominate the front elevation of the property.

The rear extension would only be visible in glimpses between existing properties and again is located within a cluster of similar appearing chalet bungalows that have all been extended out to the rear in various forms. Matching render, clay tiles and red brick ensures the extension would relate appropriately to the appearance of the existing property and those adjacent.

Overall the rear extension and the front dormer would be sympathetic to the character and form of the existing property and those in the vicinity.

Residential Amenity

The front dormer would look out over public highway and therefore would not cause any harm to local resident's amenity.

In respect of the rear extension to the west the applicant's existing detached garage provides good screening to the neighbours at no. 7 Canterbury Road. This screening in conjunction with the degree of separation and the absence of any windows on the facing flank of the property to the west ensures that any impact on the resident's amenity would be minimal.

To the east no. 11 Canterbury Road has been significantly extended to the rear in the form of a garage/store and a lounge/dining area. As a result the proposed extension would not project out any further than these recent additions. Consequently, the extension would not cause any overshadowing or loss of privacy to the neighbour's rear garden area. A small secondary lounge window and third bedroom/study window are located on the facing flank of no. 11, however these are not situated adjacent to the proposed extension and look out over the neighbour's driveway. Due to the position of these windows they already receive limited natural light as they are situated in close proximity to the existing property and the neighbour's garage/store. The proposed extension would not adversely impact upon the light these windows receive or the current outlook they endure.

Overall the proposals would not cause significant harm neighbouring resident's amenity.

Other Considerations

No letters of representation have been received.

6. Recommendation

Approval

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: AJ_100_001 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.

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