

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	10/01/2020
Planning Development Manager authorisation:	TF	20/01/2020
Admin checks / despatch completed	SOM	20/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	20/1/2020

Application: 19/01792/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Ward

Address: 27 Eastcliff Avenue Clacton On Sea Essex

Development: Proposed two storey side extension and single storey rear extension including 5no velux rooflight.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

N/A

3. Planning History

06/01534/FUL	Single storey rear extension.	Approved	02.11.2006
19/01792/FUL	Proposed two storey side extension and single storey rear extension including 5no velux rooflight.	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
HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

Local Planning Guidance
Essex Design Guide
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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 east of Eastcliff Avenue, inside the development boundary of Clacton on Sea. It serves a detached two storey dwelling with a hipped roof with front projecting gable and a catslide roof to the north side. The dwelling incorporates an integral garage and is constructed with a smooth render and red brick plinth front elevation; the remainder of the dwelling is pebbledash render, and a tile roof. The front of the site has a concrete driveway leading to the garage with an area of lawn and a 1m high brick wall located on the front boundary. The rear of the site is laid to lawn with plant borders and mostly 1.8m close boarded fencing on the boundaries.

Proposal

The application proposes a two storey side extension and single storey rear extension including 5 no. velux roof lights.

The two storey extension will square off the rear of the existing dwelling and will measure 1.8m wide by 3.7m deep. It will have an eaves height of 4.1m and the catslide roof of the existing dwelling will be continued from the existing hip, incorporating 2 no. roof lights. The rear extension will measure 8.75m wide by 3.3m deep with a monopitch roof to include 3 no. roof lights. It will have eaves of 2.6m and a maximum height of 3.5m. The development will be constructed using smooth render and Redland Regent roof tiles in rustic red.

Assessment

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

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 development is considered to be of a scale and nature appropriate to the site and the surrounding area. The infill two storey extension will continue the design of the existing dwelling. It will be located over 1m from the side boundary and will not create a cramped form of development and will not look out of character. Due to its position to the rear of the property there will be limited views of the two storey extension from the road, resulting in no significant adverse impact on the street scene. The development overall is considered to blend acceptably with the host dwelling, with adequate private amenity space retained for the occupiers of the property. The use of smooth render will match aspects of the existing dwelling and whilst the red roof tile will contrast with the roof of the main dwelling the neighbour to the north has a red tile roof so this material will not look out of character with the area and will help to break up the appearance of the development.

Impact on Residential Amenity

The proposed two storey extension is located over 1m from the side boundary with the neighbour to the north, which is the only neighbour likely to be affected by the two storey part of the development. This neighbour also has a garage dividing the development from the neighbours property and garden. Having applied the 45 degree rule contained within the Essex Design Guide there is not considered to be a significant adverse effect on this neighbour. The two storey extension also proposes 2 no. roof lights facing towards this neighbour. These are considered acceptable as they will give views towards the side elevation of the neighbour which only has one obscure glazed window in the side elevation facing the development.

The single storey rear extension is a modest addition with eaves of only 2.6m. It will be located at least 1m from either side boundary with no windows proposed in either side elevation. There are windows and a door on the side elevation of the neighbour to the south that would be in line with the rear extension, but these openings are obscure glazed and north facing, so due to the current situation and the modest nature of the development any potential impact would not be considered significant enough to refuse planning permission.

Overall, the development 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 have been received.

The proposed development reduces the size of the existing garage to incorporate a utility room. This involved the inclusion of an internal studwork wall, which could be incorporated without the benefit of planning permission. Therefore the loss of the garage for parking, resulting in only 1 no. off road parking space being available, whilst not in accordance with current parking standards, is not a consideration that would be significant enough to refuse planning permission.

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: 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.

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