

DELEGATED DECISION OFFICER REPORT

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

Application: 19/01785/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr W Wright

Address: 24A Cliff Road Holland On Sea Clacton On Sea

Development: Proposed single storey rear extension.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

08/00770/FUL	Demolition of existing detached bungalow and construction of two detached bungalows with integral garage. One new vehicular crossing.	Refused	14.07.2008
12/01427/FUL	Demolition of existing dwelling and to erect a pair of semi-detached bungalows.	Refused	13.02.2013
16/00348/DISCON	Discharge of conditions 2 (materials) and 3 (landscaping) of planning application 12/01427/FUL, allowed under appeal APP/P1560/A/13/2193507.	Approved	03.05.2016
19/01785/FUL	Proposed single storey rear extension.	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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application site

The application site is located to the south of Cliff Road outside the development boundary of Clacton on Sea. It serves a bungalow constructed of brick with a tiled roof. The rear garden is laid to lawn with a patio area, the boundary lines are close boarded fencing. The front of the site is paved for parking with a side entrance to the rear garden.

Proposal

This application seeks planning permission for a single storey rear extension. The proposal will measure a maximum depth of 4.5m, 5m wide and will have a pitched roof with a maximum height of 4.3m. It will be constructed of brick and tile to match the existing dwelling.

Assessment

The main considerations of this application are the design and 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.

Background

Originally the planning application proposal was for a rear extension and conversion of the existing garage to a bedroom. However, the garage conversion was omitted from the planning application as the dwelling house would have lost a parking space, therefore would not apply with the Essex County Council Parking Standards, which states that two off road parking spaces are required.

Design and Appearance

The proposed rear extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. The development will not be visible from Cliff Road, therefore there is no impact to the street scene.

The proposed development is therefore considered to be in keeping with the host dwelling and is acceptable in design terms.

Impact on Residential Amenity

The rear extension would be a distance of 1m to neighbouring property 24 Cliff Road, and will be 3.1m to 26 Cliff Road. As the proposal is for a single storey pitched roof extension, there will be no significant loss of light or overlooking to the neighbouring properties. It is also important to note that 24 Cliff Road has recently received permission for a similar rear extension (application ref. 19/01285/FUL). Overall the proposed extension is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring properties.

Other Considerations

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 / 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. WCR-301 Rev 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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