

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	14.02.2020
Planning Development Manager authorisation:	GRG	17/2/2020
Admin checks / despatch completed	CC	17/2/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	17/02/2020

Application: 19/01953/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr D Marks

Address: 1 St Helens Avenue Clacton On Sea Essex

Development: Proposed alterations and additions to house.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

19/01953/FUL Proposed alterations and additions to house. 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)

SP1 Presumption in Favour of Sustainable Development

SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for a two storey side extension and front extension in the form of a lobby and WC.

Amended plans have since been received reducing the height of the roof for the side extension.

Application site

The site is located to the east of St Helens Avenue, within the development boundary for Clacton. The site serves a two-storey semi-detached dwelling. Constructed from brickwork, hanging tiles and a pitched tiled roof. The front of the site is laid to lawn. There is a shared area to the north of the site with garages located to the rear. The rear of the site is laid to lawn with a small decking area.

Assessment

Design and appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The proposed front extension forming a lobby and WC area will measure approximately 3.3m wide, 2.1m deep and have an overall height of 3.7m.

The proposed side extension is located to the north of the dwelling. The extension will measure approximately 4.7m deep, 3m wide and have an overall height of 7m.

It is considered that the existing dwelling can accommodate the proposals of this size and still provide adequate private amenity space.

The Front and side extensions will both be visible from the streetscene however as they are both proposed to be constructed from materials matching to those of the existing dwelling; the exterior walls will be of matching brickwork and rendering, the roof designs will be pitched and tiled to match existing, the proposals are deemed to cause no adverse effects to the visual amenities of the area.

Impact to neighbouring amenities

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the saved plan states that amongst criteria 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The proposed side extension is located to the north of the dwelling along the boundary line for a shared area containing garages for the neighbouring properties and away from any adjacent neighbouring properties. Neither the front nor side extension are deemed to have any significant effect on the loss of privacy, daylight or harm to the amenities of the adjacent neighbours.

Highway issues

It is proposed to demolish the existing garage on site, however the existing vehicular access to the site is to remain and an adequate parking / turning area is proposed. It is therefore considered that the proposal is acceptable in terms of highway safety.

Other considerations

Clacton is non-parished and therefore no comments will be required.

No other 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. In the absence of material harm resulting from the proposal 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 plans; Document titled 'Drainage Asset Map' scaled at 1:1250 indicating the site location, and Drawing No. 02 Rev B.

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