

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	13/02/2020
Planning Development Manager authorisation:	4/LL	17/2/2020
Admin checks / despatch completed	CC	17/2/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	17/02/2020

Application: 19/01798/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr K Doughall

Address: 24 Gorse Way Jaywick Clacton On Sea

Development: Single storey front extension.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

19/01798/FUL Single storey front extension. 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

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design
PPL1 Development and Flood Risk

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for a single storey front extension to a detached dwelling located within settlement development boundary 1 of Jaywick. Due to the position of the property near the coast, it is also located within Flood Zones 2 and 3.

Design and Appearance

The front extension will be visible from Gorse Way; however it will not have a significant impact on the street scene due to the small scale nature of the proposal. The roof of the existing front element will be recovered to tie in with the new front extension and create a seamless view of the roof from the front. The finish of the extension will match the existing dwelling.

The design and scale of the proposal is acceptable and would result in no material harm to visual amenity.

Impact upon Residential Amenity

There will be no significant impact to the neighbouring properties in terms of loss of privacy, loss of light or outlook.

Although the front extension will protrude forward of the existing front elevation, ample space remains for off road car parking in the form of hardstanding which allows two cars to park in tandem on the driveway. There has been no change to the private amenity space at the rear of the property.

Flood Risk

24 Gorse Way is located in Flood Zones 2 and 3 (high risk). A flood risk assessment has been submitted with the application. The Flood Risk Assessment confirms that the floor levels within the proposed development will be set no lower than existing levels and the construction of the proposal will incorporate mitigation measures. Electrical plugs and sockets will be positioned at a higher level. This is in line with Environment Agency advice.

Other Considerations

No letters of representation have been received.

Conclusion

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 plans: E/1052/01, E/1052/04A and E/1052/05A

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