

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	22.02.2020
Planning Development Manager authorisation:	TF	27.02.2020
Admin checks / despatch completed	SB	27/02/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	YHL	27/02/2020

Application: 20/00018/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Ward

Address: 2 Middleton Close Clacton On Sea Essex

Development: Proposed single storey side extension with glazed roof lantern (following demolition of garage).

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

20/00018/FUL	Proposed single storey side extension with glazed roof lantern (following demolition of garage).	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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 the erection of a single storey side extension with a glazed roof lantern, following the demolition of existing garage.

Application site

The site is located to the east of Middleton close, within the development boundary of Clacton on Sea, it serves a two-storey detached dwelling with attached garage located to the south. The dwelling has been constructed from brickwork and cladding with a pitched tiled roof. The front of the site is laid to lawn with a paved driveway located to the south. The rear of the site is laid to lawn with a small patio 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 single storey side extension will measure approximately 2.6m wide at the front and 2.9m wide at the rear, it will be 5.8m deep with an overall height of 3m. The proposal is to be built in place of the existing garage, it is therefore deemed that the private amenity space of the dwelling is not affected. The dwelling can accommodate the proposal and retain sufficient private amenity space.

The proposed extension is to be designed with a flat roof and glazed roof lantern. The exterior walls will be of brickwork to match that of the existing dwelling and the windows will be UPVC to match the existing. The proposal is located to the south side of the dwelling and will be visible from the streetscene. Currently, the attached garage is located where the proposal will be sited, the proposal will be constructed from materials matching to this garage and existing dwelling and will therefore have no significant change on the existing streetscene. It is deemed that the proposal is of a size and design in keeping with the existing dwelling and surrounding area and will have no adverse effects on the visual amenities of the streetscene.

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 proposal is located to the south of the site, approximately 1m from the boundary line to the rear of 44 Cotman Road, the proposal will be largely shielded by the existing fence and shrubbery along the boundary line, no windows or doors are proposed along the side elevations of the proposed extension. It is deemed that the proposal will have no significant impact on the loss of privacy, daylight or harm to the amenities of the adjacent neighbours.

Highway issues

The proposal does include the demolition of the existing garage, however the proposal is set back from the highway and there is an existing paved driveway area measuring approximately 11m deep and 3m wide. There is also some capacity for off road parking. It is deemed that there is sufficient parking at the site.

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 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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO