

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	03.03.2020
Planning Development Manager authorisation:	TF	04.03.2020
Admin checks / despatch completed	CC	04.03.20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SLG	04/03/2020

Application: 20/00034/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Moore-Williams

Address: 18 Woodford Close Clacton On Sea Essex

Development: Proposed two storey front extension & internal alterations.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

06/00274/OUT New Fence Withdrawn 15.03.2006

20/00034/FUL Proposed two storey front extension & internal alterations. 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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application site

The application site is located to the East of Woodford Close, within the development boundary of Clacton on Sea. The site serves a two storey semi-detached dwelling constructed from brickwork and hanging tiles with a pitched tiled roof. There is a detached garage to the north of the property. The front of the property is a brick driveway with a low fence at the neighbouring boundary line south of the property and fence to the boundary line north of the property, separating it from an apparent footpath. The surrounding area comprises of dwellings of a similar design.

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 extension will be located to the front of the property at the north side of the dwelling and will be visible from the streetscene. The proposed extension will measure approximately 3 metres wide, 2.3 metres deep and have an overall height of 6.7 metres. It is considered that the proposal is of a size suitable to the existing dwelling. The site can accommodate a proposal of this scale and still provide adequate private amenity space. The proposal will be designed from materials to match those of the existing dwelling, the exterior walls will be of facing brickwork, the roof will be pitched and tiled, and the windows will be white UPVC. The design and scale of the proposal is considered in keeping with the existing dwelling and surrounding area and is not considered to cause any adverse effects on 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 proposal will be built approximately 2.5 metres from the neighbouring boundary to the south of the site. The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down from the extension roof would catch the top corner of 16 Woodford Close, however as less than half of the window will be affected the loss of light the proposal will cause is not considered so significant as to justify refusing planning permission. The proposal is therefore deemed to have no significant impact on loss of privacy, daylight or harm to the amenities of the adjacent neighbours.

Other considerations

Clacton is non-parished and therefore no comments are 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; Drawing Ref. PA-10 and Drawing Ref. PA-11.

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