

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	06/03/2020
Planning Development Manager authorisation:	TF	17/03/2020
Admin checks / despatch completed	CC	17/03/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	17/3/2020

Application: 20/00012/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Matthew Swash

Address: 25 Kings Parade Holland On Sea Clacton On Sea

Development: Proposed 2 storey Side extension to current property, with loft changed to office and bedroom.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

20/00012/FUL	Proposed 2 storey Side extension to current property, with loft changed to office and bedroom.	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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 two-storey side extension, with loft change to office and bedroom.

Amended plans have since been received following a revision to the proposed extensions roof height.

Application site

The application site is located to the north of Kings Parade, it serves a two-storey detached dwelling. The exterior walls are painted render and the roof is hipped and tiled. The front of the dwelling is currently a gravelled parking area with a detached garage to the west. The rear of the site is laid to lawn with some shrubbery. The streetscene consists of dwellings of differing sizes and designs, other materials present within the streetscene include brickwork, boarding and render.

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 two-storey side extension will be located to the west of the dwelling. The extension will measure approximately 3.5 metres wide, 5.9 metres deep and have an overall height of 7.4 metres. It is deemed that the site can accommodate a proposal of this size and design and still provide adequate private amenity space.

The proposal will be visible from the streetscene, however as it will be constructed from materials to match those of the existing dwelling (the roof will be tiled and of the same design, the exterior walls will be painted render and windows will be white UPVC to match existing), it is deemed to be in keeping with the existing dwelling and will have no 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 proposed extension will be built approximately 2m from the boundary of the neighbouring property west of the site. Due to the nature of the proposal calculations specified within the Essex Design Guide have been applied. The 45 degree line was applied in plan and elevation and did not intercept the neighbouring dwelling. It is deemed that the proposal will have no significant impact on privacy or daylight and will not harm the amenities of the adjacent neighbours more generally.

Highway Issues

The proposal neither generates an additional need for parking nor decreases the existing parking provision 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 plans;

Drawing Number SDH-MS-001-D1-R2 Titled Proposed Site Maps dated 04/03/2020
Drawing Number SDH-MS-001-D1-R2 Titled Existing Vs Proposed Elevations dated 04/03/2020
Drawing Number Ms-001-D2-01-R2 dated 04/03/2020
Drawing Number MS-001-D2-02-R2 dated 04/03/2020

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