

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	17/03/2020
Planning Development Manager authorisation:	TF	18/03/2020
Admin checks / despatch completed	CC	18/3/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	LNO	18/03/2020

**Application:** 20/00080/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr Rumen Ivanov

**Address:** 51 Crome Road Clacton On Sea Essex

**Development:** Proposed single storey rear extension.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

86/00831/FUL	Residential development - 44 dwellings, garages and related roads	Approved	11.11.1987
87/01060/FUL	Substitution of house types on five plots (to provide 4 bedroomed units) (Plot No's. 21, 34, 37, 38 39 Crome Road)	Approved	18.08.1987
19/01478/HHPNO T	Proposed rear extension 3.3 metres deep and 4 metres high.	Approved	
20/00080/FUL	Proposed single storey rear extension.	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  
HG9 Private Amenity Space

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)  
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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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**

### Proposal

The application seeks permission for a single storey rear extension to a semi-detached bungalow situated within the development boundary of Clacton on Sea.

### Design and Appearance

The proposal is sited at the rear of the existing bungalow and will not be seen from Crome Road ensuring there will be no significant impact to the street scene. The rear extension will use matching materials albeit with a zinc sheet flat roof to ensure there will be no significant impact to the character of the existing bungalow or the immediate area.

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

### Impact upon Residential Amenity

The proposal is sited a distance of 0.10 metres from the western side boundary shared with 49 Crome Road and a distance of 3.8 metres from the eastern side boundary shared with 53 Crome Road. Due to the single storey nature of the proposal it is not considered to have any material adverse impact to loss of privacy, loss of light or outlook to any of the surrounding neighbouring properties.

There will be no change to the off road parking provision at the property. The construction of the proposal would significantly reduce the private amenity space to 65 square metres. Although the standard is not met, in view of the shape of the garden, it remains a very usable space. On balance the reduction in private amenity space below the required minimum is acceptable in this case and does not have a significantly harmful impact.

### 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 plan: Drawing no. 01.

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO