

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SOB	12/03/2020
Planning Development Manager authorisation:	TF	17/03/2020
Admin checks / despatch completed	CC	17/03/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	17/3/2020

Application: 20/00188/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr Steve Dearsley
Address: 8 Rosecroft Close Clacton On Sea Essex
Development: Proposed single storey side extension.

1. Town / Parish Council

N/A

2. Consultation Responses

N/A

3. Planning History

12/60154/HOU EQ Proposed rear flat roof extension 18.04.2012

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)

HG9 Private Amenity Space

SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site is located to the west of Rosecroft Close, inside the development boundary of Clacton on Sea. It serves a semi-detached bungalow constructed of brick and a tiled roof. The frontage is laid to lawn with a low brick wall to the front boundary and a low wooden fence to the side boundary. There is a hardstanding parking area with parking for 2 no cars. The rear of the dwelling is laid to lawn with shrubbery and a wooden decking patio area. There is a wooden fenced boundary to the sides and rear.

The surrounding area comprises of detached and semi-detached dwellings, materials present within the street scene include, brickwork, render, cladding and tiles. Many of these dwellings have previously extended by way of extensions and porches that are publicly visible within the street scene.

Proposal

The application seeks planning permission for a single storey side extension. The proposed side extension will measure a maximum depth of 6.4m, 1.7m wide. Within the flat roof is a proposed roof lantern which will measure an overall maximum height of 2.8m.

The proposed materials are Brickwork to match the existing host dwelling, fibre glass roof to match rear extension, White uPVC windows and doors.

Assessment

The main considerations of this application are the design, highway safety and the impact upon residential amenity.

Policy Considerations

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Design and Appearance

The proposed side extension will be sited to the side and will be publicly visible from the highway. The use of matching materials to the side extension will blend the development with the host dwelling and the extension is considered to be of a scale and nature appropriate to the site and the surrounding area.

The site is of a sufficient size to accommodate the proposal and still retain sufficient private amenity space.

The proposed development is therefore considered to be in keeping with the host dwelling and is acceptable in design terms.

Highway Safety

The proposed side extension will be replacing two existing sheds and will have no impact on the level of parking. The front of the site can easily accommodate 2 off street car parking spaces in accordance with the current parking standards, so there is no objection to the level of off street parking available at the site.

Impact on Residential Amenity

The side extension is a distance of 0.95m to boundary with neighbouring property 6 Rosecroft Close.

The proposal will not result in a loss of light and outlook to the neighbouring dwelling of 6 Rosecroft Close, where there is currently a shed adjacent to the fenced boundary.

Other Considerations

No 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, and in the absence of any material harm resulting from the development, 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: 2020-01 received.

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