

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SOB	19/05/2020
Planning Development Manager authorisation:	SCE	19.05.2020
Admin checks / despatch completed	CC	19.05.2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	19.05.2020

Application: 20/00378/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr Andrew Woodhall

Address: 29 Harwich Road Little Clacton Clacton On Sea

Development: Proposed single storey rear extension, relocation of side entrance door to front, loft conversion including hip to gable end roof and 4 No. pitched roof dormers.

1. Town / Parish Council

Mr Little Clacton Parish Council Supports proposal

23.04.2020

2. Consultation Responses

N/A

3. Planning History

20/00378/FUL	Proposed single storey rear extension, relocation of side entrance door to front, loft conversion including hip to gable end roof and 4 No. pitched roof dormers.	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)

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north of Harwich Road within the development boundary of Little Clacton/Weeley. It serves a semidetached chalet bungalow constructed of brick with a tiled hipped roof, within the roof is a dormer window. The front of the site has a small area laid to lawn with a low brick wall to front boundary. The side has hard standing driveway to detached garage with parking for a least to cars. The rear is laid to lawn with shrubbery and closed fence panels to boundary.

The surrounding area is comprised of dwellings constructed from similar materials, most of which have been extended and have dormers.

Proposal

This application seeks planning permission for a single storey rear extension, relocation of side entrance door to front, loft conversion including hip to gable end roof and 4 No. pitched roof dormers.

Assessment

The main considerations of this application are the design 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 single storey rear extension will measure approximately 2.9m wide by 3.8m deep.

The proposed materials for development will consist of brick, render with a painted finish and a tiled roof to match the existing host dwelling. The rear extension will have a flat fibreglass roof with a grey gel coat finish. The doors and windows will be white UPVC to match existing.

The proposals are considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. Both the proposed relocation of entrance door and the two front facing dormer windows will be visible from Harwich Road. Although the development will be publicly visible it will not have a significant impact upon the street scene as it will be set back from the front boundary by a minimum of 4m. The hip to gable end roof extension will make the semidetached property unbalanced, however there is no clear character of housing in the street scene and it is also important to note that there is an existing dormer to the development and there are many examples of dormers and extensions throughout the street scene.

Further, the proposed relocation of entrance door to the front is considered to add interest. The design of the development overall is considered to be acceptable.

Impact on Residential Amenity

The proposed single storey rear extension is not considered to have any adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring properties.

The proposed dormer windows are being introduced at first floor where there will be an increase in overlooking, although this is not sufficient to warrant a reason for refusal as any overlooking is towards the rear of the neighbouring gardens in less private areas. Due to this it is concluded that the proposed dormer windows will not have a materially damaging impact on the visual or neighbouring amenities.

Other Considerations

Little Clacton Parish Council supports the application.

No letters of representation were 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 Approval

- 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 received: DWG 01 Revision B

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