

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	04/11/20
Planning Development Manager authorisation:	TC	04/11/2020
Admin checks / despatch completed	CC	04.11.2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	04/11/2020

Application: 20/01020/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mrs J Smith

Address: 17 Park Boulevard Holland On Sea Clacton On Sea

Development: Proposed single storey side extension.

1. Town / Parish Council

Clacton Non Parished

2. Consultation Responses

ECC Highways Dept
04.11.2020

The information that was submitted in association with the application has been fully considered by the Highway Authority. The proposal is situated within an existing residential road and retains adequate room and provision for off street parking.

The Highway Authority does not object to the proposals as submitted.
Informative:

1: Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres; to ensure adequate space for parking off the highway is provided.

2: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

3. Planning History

20/01020/FUL	Proposed single storey side extension.	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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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, with further hearing sessions in January 2020. The Inspector issued his findings in respect of the legal compliance and soundness of the Section 1 Plan in May 2020. He confirmed that the plan was legally compliant and that the housing and employment targets for each of the North Essex Authorities, including Tendring, were sound. However, he has recommended that for the plan to proceed to adoption, modifications will be required – including the removal of two of the three Garden Communities 'Garden Communities' proposed along the A120 (to the West of Braintree and on the Colchester/Braintree Border) that were designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033.

The three North Essex Authorities are currently considering the Inspector's advice and the implications of such modifications with a view to agreeing a way forward for the Local Plan. With the Local Plan requiring modifications which, in due course, will be the subject of consultation on their own right, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications – increasing with each stage of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will progress once modifications to the Section 1 have been consulted upon and agreed by the Inspector. 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 single storey side extension.

Application Site

The site is located to the West of Park Boulevard, within the development boundary of Holland-on-Sea. The site serves a semi-detached rendered property with a pitched tiled roof. There is a detached garage located to the East of the site. The surrounding area is comprised of mostly semi-detached properties consistent with the site dwelling, finished in either brick or 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 side extension will measure 6 metres wide by 14.8 metres deep with an overall height of 3.1 metres at the principle elevation. The proposal is deemed to be of a size and scale appropriate to the existing dwelling and surrounding area. The site can accommodate a proposal of this size and scale whilst retaining adequate private amenity space.

The proposed extension will be located to the side of the property and therefore is visible from the streetscene. The proposal will be constructed from brickwork and rendered to match the existing dwelling, the roof will be pitched at the front and tiled to remain in keeping with the existing dwelling. The windows will be UPVC and are of the same design to those of the existing property.

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 by Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The two adjacent properties to number 17 Park Boulevard, are number 15 to the west and number 19 to the east. The impact of this proposal will be assessed in regard to each neighbour below.

Impact on Number 15

The proposed development is entirely obscured from view from number 15, as it neither extends further back or forward of the existing dwellings footprint. The proposal is also set away to the furthest point of the boundary from number 15. As a result, it is deemed that this proposal will not have a damaging impact on the privacy, daylight or other amenities of number 15.

Impact on Number 19

The proposed development is indicated as being built close to the boundary with number 19. Number 19 however, has a single storey garage between their dwelling and the proposed development. The proposed extension is consistent with the current extent of the dwelling, protruding no further to the rear than the existing dwelling. As a result, it is deemed that this proposal will not have a damaging impact on the privacy, daylight or other amenities of number 19.

Highway issues

The proposal has been assessed by the Essex County Council Highways Department, and has been recommended for approval by them. They conclude that the site has adequate parking provision subject to the informatives indicated below. They have also suggested that the applicant should contact the development management team.

Other Considerations

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 plan; Drawing No. SPB-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.

Highways Informatives

Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres; to ensure adequate space for parking off the highway is provided.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

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