

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	29/01/2021
Planning Development Manager authorisation:	SCE	05.02.2021
Admin checks / despatch completed	CC	08.02.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	08.02.2021

Application: 20/01744/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs D Thatcher

Address: 104 Salisbury Road Holland On Sea Clacton On Sea

Development: Proposed erection of porch and single storey side and rear extensions with rooflights and roof lantern (following demolition of existing porch, conservatory and side lean too).

1. Town / Parish Council

Clacton non parished

2. Consultation Responses

ECC Highways Dept
11.01.2021

The information that was submitted in association with the application has been fully considered by the Highway Authority. No site visit was undertaken in conjunction with this planning application. The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material. It is noted that the proposals do not alter the current vehicle access and parking arrangements and due to the constraints at the front of the property and the existing drive being less than 11 metres in length it is not possible to increase the off-street parking arrangements, therefore:

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

Informative:

1: The current parking facility at the front of the property shall have/ retain minimum dimensions of 2.5 metres x 5.5 metres, to ensure adequate space for parking off the highway is retained.

2: Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway. To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period.

3: 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 or by post to:

3. Planning History

20/01744/FUL	Proposed erection of porch and single storey side and rear extensions with rooflights and roof lantern (following demolition of existing porch, conservatory and side lean too).	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

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

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) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council is now making arrangements to formally adopt Section 1 of the Local Plan in its modified state and this is expected to be confirmed at the meeting of Full Council on 26th January 2021 – at which point will become part of the development plan and will carry full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan. In the interim, the modified policies in the Section 1 Local Plan, including the confirmed housing requirement, can be given significant weight in decision making owing to their advancement through the final stages of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) is now expected to proceed in 2021 and two Inspectors have already been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its

documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a two storey detached dwelling with existing side extension and driveway sited to the front. The existing house has been finished in render with a brick plinth whilst the side extension has been clad in white weatherboarding. Sited along the front boundary is an existing vehicular access. The existing site benefits from an existing conservatory to the rear of the house and outbuilding together with fencing positioned along each neighbouring boundary.

Proposal

This application seeks permission for the proposed erection of porch and single storey side and rear extensions with rooflights and roof lantern (following demolition of existing porch, conservatory and side lean too).

Assessment

Design and Appearance

The proposal will be to the front, side and rear and will be publicly visible within Salisbury Road.

The proposed enlargements are of a size and scale which are appropriate to the existing dwelling with the side and rear extensions being finished in render to match the existing house with a brick plinth.

Since initial receipt of the plan the proposal has been amended to include a hipped roof to the side extension to allow it to appear better inkeeping with the host dwelling and other properties within the area. It was suggested to also amend the porch from solely brick to render to match the existing house yet this change has not been accepted however as a result of its minor nature and lack of impact to the streetscene the use of solely brick to this element of the proposal would not result in such a significant harm visually to result refusing planning permission upon.

It is noted that the side extension and porch will be set back from the front of the site and will therefore not appear as a prominent feature within the streetscene. Their design and materials will allow them to appear consistently with the existing dwelling and other properties within the area.

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

As a result of the above the proposal would not appear as a harmful addition to the existing house or within the streetscene.

Highway Safety

The Essex County Council Parking Standards states that where a dwelling comprises of two or more bedrooms that 2no off road parking spaces should be retained at the site measuring 5.5m by 2.9m per space.

The dwelling currently has two parking spaces to the front of the site. The first parking space measures in line with the above standards however the second space is just under these standards and currently measures 5.5m by 2.4m. The proposal will result in an impact to the first parking space reducing its width to 2.5m whilst the length will be unaffected therefore due to the decrease in width the resultant parking arrangement to the front of the site will be under the requirements mentioned in the Essex County Council Parking Standards.

The introduction of the proposed porch will result in parking size spaces which are 0.4m and 0.5m under the required width mentioned in the ECC Standards and as a result has the potential to

result in the loss of a whole space at the site encouraging the occupants to park one vehicle on the highway. At present the sites parking does not conform to the aforementioned standards and as Salisbury Road is a residential road located away from the town centre with many occupants parking on front drives and some parking on the highway the introduction of parking one vehicle on the road is considered acceptable to the sites surroundings and characterisation of the road preventing the proposal to contravene highway safety. The loss of parking in this instance would not be so significant to refuse planning permission upon.

The Essex County Council Highways team have been consulted as part of this application who have confirmed that they do not wish to object to the scheme as the proposal will not result in a change to the parking or access arrangements. They have requested informatives be placed on the permission in reference to parking sizes, reception and storage of materials and notification of works to the highway.

Impact on Neighbours

The proposed porch will be sited to the front and sufficient distance away from each neighbouring boundary preventing it from resulting in a loss of residential amenities to them.

The proposed rear and side extensions do not have openings to their side elevations facing the neighbours therefore not resulting in a loss of privacy.

102 Salisbury Road

The site located to the South West of the site is 102 Salisbury Road which is of a similar design to that of the host dwelling. Sited along the rear, and closest to the proposal, is the neighbours study window which, as a result of the proposal will result in a loss of light and outlook. The Sunlight/Daylight calculations specified within the Essex Design Guide have been applied to the proposal and the 45 degree line in plan would intercept this window where as in elevation it would not. It is also noted that the proposal will be set off of the boundary by 0.6m and will have a flat roof design measuring approximately 2.8m in height. It is therefore considered that whilst there will be an impact to this neighbour that the loss of light and outlook in this instance it would not be so significant to refuse planning permission upon.

The proposed side extension will not be visible to this neighbour.

108 Salisbury Road

Sited to the north east is 106 Salisbury Road which comprises of a detached bungalow. The application site has an existing side extension and outbuilding positioned along the side of host dwelling built right up to this neighbours boundary.

The existing outbuilding sited to the rear of the house will screen much of the proposed rear extension aspect of the proposal with only minor elements being visible to this neighbour and not resulting in a loss of residential amenities to them.

This neighbouring dwelling has two windows positioned along its side elevation which currently face the host dwellings existing extension receiving little light and outlook. The proposal will result in a loss of light and outlook to these windows however as these are already reduced by the existing structure the loss of light and outlook in this instance is considered not so significant to refuse planning permission upon.

Other Considerations

Clacton is non parished and therefore no comments will be required.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed 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: 01 Revision C and email from agent of 8th January 2021 confirming materials proposed.

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.

Highways Informative:

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

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Harwich Road,
Ardleigh,
Colchester,
CO7 7LT