

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	23.02.2021
Planning Development Manager authorisation:	SCE	26.02.2021
Admin checks / despatch completed	CC	02.03.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	02.03.2021

Application: 21/00145/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr A Clark

Address: 5 Harwich Road Little Clacton Clacton On Sea

Development: Proposed single storey rear extension, enlarge existing front porch with new pitched roof, new brick feature paint and cladding to front elevation, and alter garage roof to be symmetrical.

1. Town / Parish Council

Little Clacton Parish Council No Comment

2. Consultation Responses

Tree & Landscape Officer No trees or other significant vegetation will be adversely affected by
04.02.2021 the development of the land.

3. Planning History

21/00145/FUL Proposed single storey rear extension, enlarge existing front porch with new pitched roof, new brick feature paint and cladding to front elevation, and alter garage roof to be symmetrical. 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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

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 has now formally adopt Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have 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)

Proposal

This application seeks permission for the erection of a single storey rear extension, enlarge existing front porch with new pitched roof, new brick feature paint and cladding to front elevation, and alter garage roof to be symmetrical.

Application Site

The site is located towards the north west of Harwich Road, within the development boundary of Little Clacton / Weeley. The site serves a detached bungalow finished in brickwork and render with a pitched tiled roof.

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.

It is proposed for the front porch to be extended to measure 1.6 metres deep by 3 metres wide with a pitched roof height of 4.3 metres. The porch will be finished in cladding with a brick plinth. This design will match the exterior walls to the front elevation of the dwelling. It is also proposed to change the roof of the porch from a flat roof design to a pitched roof finished in a matching tile to that of the existing. As the porch is located to the front of the dwelling it is visible to the streetscene, however due to the use of matching materials and appropriate size and scale and change of roof design the porch will appear more in keeping with the dwelling and surrounding area and is considered to be an improvement on the dwellings existing appearance and will not have any adverse effect on visual amenities. Furthermore, the dwelling is set back from the highway and so the porch will not appear overly prominent.

The proposed single storey rear extension will measure 4.8 metres deep by 14.7 metres wide and will have a maximum flat roof height of 2.7 metres. A roof lantern measuring 5 metres wide by 1 metre in height is to be installed. The exterior walls will be finished in brickwork. As the proposed extension is located to the rear of the dwelling it is not visible from the streetscene and will not have any effect on the visual amenities of the area. The proposal is considered to be of a size and scale in keeping with the existing dwelling with the application site retaining adequate private amenity space. The extension is of a design and appearance in keeping with the existing dwelling and will have no adverse effect on visual amenity.

The garage roof design will also be altered to be more symmetrical with the existing dwelling. This will cause the height of the garage roof to be increased by approximately 0.7 metres, but will stay at a lower height than the dwelling roof as to appear subservient. The change in roof design is considered to be an improvement on the dwellings appearance. The garage is attached to the dwelling and located to the west of the site, it is visible from the streetscene but as the proposed design is considered to be an improvement it will not have any adverse effect on visual amenity.

The proposed overall development is considered to be of a design and appearance in keeping with the existing dwelling and surrounding area with no adverse effects on visual amenities.

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

The proposed rear extension is to be constructed along the boundary line west of the site, however due to the neighbouring dwellings positioning within its site the proposed extension has no effect on the loss of light to this neighbouring dwelling.

The proposed rear extension will be constructed 1.2 metres from the shared neighbouring boundary line east of the site and will be largely intercepted to this dwelling by the neighbour's garage. The proposed extension is not thought to cause any significant loss of light to this dwelling.

The proposed porch and garage alterations are not thought to have any adverse effects on residential amenities.

The proposal does not have any significant effect on loss of privacy. The rear extension is of a single storey nature and therefore poses no significant threat of overlooking.

The overall development is therefore considered acceptable in terms of residential amenity.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Little Clacton Parish Council have provided no comments on the proposed development.

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. AC-PP-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.

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

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