

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	04/03/2021
Planning Development Manager authorisation:	SCE	09.03.2021
Admin checks / despatch completed	ER	10/03/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	10.03.2021

Application: 21/00077/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr James Smith-Daye

Address: 14 Holland Road Little Clacton Clacton On Sea

Development: Proposed single-storey rear extension, first floor side extension, and front roof extension along with a change of materials to weatherboarding and render.

1. Town / Parish Council

Little Clacton Parish Council
03.03.2021

No objection

2. Consultation Responses

Not applicable

3. Planning History

21/00045/HHPNOT	Proposed single storey rear extension.	Prior Approval not required.	01.03.2021
21/00077/FUL	Proposed single-storey rear extension, first floor side extension, and front roof extension along with a change of materials to weatherboarding and render.	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

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

SPL3 Sustainable Design

Local Planning Guidance

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site comprises of a two storey detached dwelling set back from its front boundary with parking to the front. Sited to the rear is a large garden with outbuilding and fencing positioned along each neighbouring boundary.

Proposal

This application seeks permission for a proposed single-storey rear extension, first floor side extension, and front roof extension along with a change of materials to weatherboarding and render.

Assessment

Design and Appearance

The local area is characterised by a mixture of two storey and single storey dwellings finished in various materials. The application dwelling itself has a forward facing gable ended feature making its appearance unique in comparison to the surrounding dwellings. The existing house is also significantly set back from the front of the site.

The proposed extension to the rear will be predominantly screened by the host dwelling with any views from Holland Road being minimal and not detrimental to the character of the area. The enlargement to the front will be publicly visible however will be set back significantly from the front of the site to reduce its prominence within the street scene.

The alterations at first floor will be the element mostly visible and noticeable from Holland Road however the plans show that this element will be set back from the front wall of the existing house and lower in height compared to the existing house which will allow it to appear subserviently to the host dwelling.

The existing house itself is of a unique design which is fairly dated with many of the materials appearing bland and in need of repair. The proposed alterations are fairly modern in terms of the design compared to the existing house resulting in a total change of its character and appearance. It is clear that consideration has been taken to allow the proposal to fit around the main forward facing gable ended feature of the existing house by incorporating a hipped roof design positioned suitably on the existing roof. The proposed alterations are considered to rejuvenate the character of the existing house appearing as a visual improvement which will also benefit that of the local area.

The alterations will be finished in a mixture of white render and grey weatherboarding. The plans also show that the existing forward facing first floor gable feature will be finished in grey weatherboarding with the remainder of the front elevation finished in white render. Whilst this will result in a significant change to the appearance of the existing house it will replace some of the damaged materials already in situ on the existing house allowing the existing house to appear renewed on its plot. It is also noted that the surrounding properties also comprise of a mixture of materials varying in design and colour and therefore this change would not result in a significant harmful impact to the overall character of the area.

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

Impact on Neighbours

Due to their nature and siting the alterations to the front and change of materials would not result in a loss of residential amenities to the neighbouring sites.

Both neighbouring sites have a number of openings sited along their side elevations currently facing the side of the application house. These windows already receive limited light and outlook with the proposal reducing this further however due to their limited views the impact of the proposal on such would be unreasonable grounds to refuse planning permission upon.

12 Holland Road

The neighbour at 12 Holland Road has an existing garage in situ along the boundary shared with the application site. The proposed rear extension will not protrude past this element and will therefore not result in a loss of light or outlook to this neighbour's rear openings.

There will be two new side windows at first floor which will be accommodated within the proposal serving an ensuite and study resulting in additional overlooking to 12 Holland Road. Due to the nature of the rooms which they serve they are likely to be obscure glazed or not occupied all the time and therefore the impact on privacy in this instance does not warrant the case to refuse planning permission upon. A condition will be imposed upon the permission requesting that these openings are obscure glazed in perpetuity to further safeguard this neighbour's privacy.

16 Holland Road

The plans show that a balcony will be formed to the rear elevation which will be close to the neighbour of 16 Holland Road. This neighbour is already overlooked by the host dwelling and the new balcony will be embedded into the exterior of the house and will not protrude past the overhang of the existing roof. As a result the existing roof of the house will act as screening along the side of the balcony. As the site is already overlooked by the host dwelling it is considered that the level of privacy lost in this instance would not be so significant to refuse planning permission upon.

Due to the orientation of the sites the proposed rear extension will result in a loss of light to 16 Holland Road and therefore the sunlight/ daylight calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would encompass this neighbour's rear openings however in elevation would not. The loss of light resulting from the proposal is therefore considered not so significant to refuse planning permission upon.

The proposed roof addition will not be visible to 16 Holland Road as it will be screened by the existing house.

Other Considerations

Little Clacton Parish Council support the proposal.
There have been no letters of representation 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: 3711-12-2 - B and 3711-12-1 - B .

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the windows to the first floor side elevation serving a ensuite and study shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

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.