

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/04/2021
Planning Development Manager authorisation:	SCE	23.04.2021
Admin checks / despatch completed	DB	23.04.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	23/04/2021

**Application:** 21/00433/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr Michael O'Neill

**Address:** 43 Munnings Drive Clacton On Sea Essex

**Development:** Erection of single storey front extension

**1. Town / Parish Council**

Clacton is non parished

**2. Consultation Responses**

Not applicable

**3. Planning History**

04/02386/FUL      Garage conversion with pitched roof.      Approved      03.02.2005

21/00433/FUL      Erection of single storey front extension      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  
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

**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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 26<sup>th</sup> 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 10<sup>th</sup> 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 26<sup>th</sup> 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 semi detached dwelling with an existing porch to the front elevation. Beyond the front wall of the existing house is an area of land used as a driveway and vehicular access.

This house is one of a few in this section of Munnings Drive which are similar in design and size. Many of these neighbouring dwellings have previously extended outwards to the front with small hipped roof elements.

### Proposal

This application seeks planning permission for the erection of single storey front extension.

### Assessment

#### Design and Appearance

The proposed front extension will attach to the existing porch currently in situ at the house and will incorporate a similar roof design to allow each of the elements to be inkeeping with one another.

The front extension itself is a modest enlargement of the existing house which will not protrude past the front wall of the existing porch and will be finished in materials consistent with the host dwelling.

The proposal will be in line with other developments within the immediate vicinity and will be set back from the front of the site to prevent it from appearing as a prominent or harmful feature.

In conclusion the proposal is considered an appropriate addition to the existing house which would not result in a detrimental impact to the appearance and character of the dwelling and area.

### Highway Safety

The Essex County council Parking standards recommend that where a dwelling comprises of 2 or more bedrooms that 2no parking spaces should be retained measuring 5.5m by 2.9m per space.

Whilst the proposed extension will encroach upon existing land currently used for parking there is sufficient space on the driveway to accommodate the proposal and still retain two off street parking spaces in line with the above standards. The proposal will therefore not contravene highway safety.

#### Impact to Neighbours

Due to the proposals siting and nature the new extension would not result in a loss of residential amenities to the neighbouring dwellings.

#### Other considerations

Clacton is non parished and therefore no comments of this nature are expected. There have been no letters of representation received in relation to this application.

#### 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.

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.