

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
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Application: 21/00437/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr G Headford

Address: 7 St Annes Road Clacton On Sea Essex

Development: Erection of single storey side/rear extension

1. Town / Parish Council

Clacton is non parished

2. Consultation Responses

Not applicable

3. Planning History

21/00437/FUL Erection of single storey side/rear 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

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The application site comprises of a two storey semi detached dwelling situated on a corner plot location. The front of the house serves St Annes Road whilst the side elevation serves St Marys Road. The house itself currently benefits from an existing rear single storey extension visible from St Marys Road along with fencing currently in situ along its side boundary.

Proposal

This application seeks planning permission for the erection of single storey side/rear extension.

Assessment

Design and appearance

The proposal will be sited to the side of the existing side extension and due to its corner plot location will be visible from St Annes and St Marys Road. Whilst visible views of the proposal will be minimal due to the proposals set back from each of the boundaries and screening by way of existing fencing sited along St Marys Road.

The proposals single storey design will prevent the proposal from dominating the existing house and the supporting information states that the materials used will be those consistent with the host dwelling.

The overall design of the proposal incorporates a flat roof to allow it to attach to the existing extension. Whilst the shape and design of the extension do not compliment the house or appear as a visual enhancement, the enlargement will be heavily screened from public view by the existing boundary fencing preventing it from having a harmful impact to the overall appearance and character of the house and locale.

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

Impact on Neighbours

The proposal will be screened from view by the existing extension and will be sufficiently sited away from neighbouring boundaries preventing it from resulting in a significant loss of residential amenities to the neighbouring sites.

Other Considerations

Clacton is non parished and therefore no comments of this nature are expected. 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: 002.

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.