

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	22.06.2021
Planning Development Manager authorisation:	SCE	23.06.2021
Admin checks / despatch completed	DB	24.06.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	24.06.2021

Application: 21/00811/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr and Mrs Abbott

Address: 24 Feverills Road Little Clacton Clacton On Sea

Development: Erection of single storey side extension and alterations to front and rear elevations

1. Town / Parish Council

Little Clacton Parish Council
21.06.2021

Supports application

2. Consultation Responses

Not applicable

3. Planning History

99/00237/FUL	Side extension and new vehicular access to a highway	Approved	15.04.1999
99/01426/FUL	Side extension additional infill extension and new vehicular access to a highway	Approved	03.11.1999
21/00216/FUL	Erection of single storey side extension (incorporating a new garage) , increased height of existing roof incorporating conversion of roofspace into habitable accommodation with 3no. dormer windows to front roofslope and balcony opening to rear	Approved	22.03.2021
21/00811/FUL	Erection of single storey side extension and alterations to front and rear elevations	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)

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) (Section 1 adopted on 26th January 2021)

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 side extension and alterations to the front and rear elevations.

Application Site

The site is located towards the south of Feverills Road within the development boundary of Little Clacton / Weeley. The site serves a detached bungalow finished in brickwork with a pitched tiled roof. The front of the site has a paved driveway area and lawn area with some shrubbery. The surrounding streetscene is comprised of a mixture of detached bungalows and two storey dwellings.

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.

The proposed side extension will measure 5.8 metres wide by 16.6 metres deep with a maximum pitched roof height of 6.8 metres to the front elevation and a flat roof height of 4.7 metres. The proposed extension will be positioned at the west side of the dwelling. The proposal is of a size and scale appropriate to the dwelling with the application site retaining adequate private amenity space.

It is proposed to change the external walls of the dwelling to a smooth finished render with brick plinth, the proposed extension will be finished to match this. To the front elevation the proposed side extension has a pitched tiled roof design to blend with the existing dwelling and to the rear will have a flat roof design. The windows and doors will be of UPVC / aluminium double glazed units. The proposal will be visible to the streetscene, however due to the matching design and appearance to that of the existing dwelling the proposed extension will blend with the dwelling, furthermore the rendering of the existing dwelling with a brick plinth is considered acceptable as render and brickwork can be seen throughout the streetscene. The proposal is therefore not considered to have any adverse effects on visual amenity.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4 metres in height will be required to retain appropriate open space between the dwelling and side boundaries to ensure that new development is appropriate in its setting and does not create a cramped appearance and safeguard the amenities and aspect of adjoining residents. A minimum space of 1 metre is usually required from the proposed development to the shared boundary line. The proposed extension will be located one metre from the shared neighbouring boundary line to the west of the site, furthermore the neighbouring dwelling to the west is positioned away from this boundary. The proposal therefore does not result in the dwelling appearing overly cramped within its plot and is consistent with Policy HG14.

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 proposal is of a single storey nature and therefore poses no significant threat of overlooking or loss of privacy to the adjacent neighbours.

The proposal is located a significant enough distance from the neighbouring dwelling to the west (approximately 6 metres) and will not have any effect on the loss of light to this dwelling. The proposed extension is positioned away from other shared neighbouring boundary lines and has no impact on the loss of light.

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 supports this application.

No other letters of representation have been received.

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 plans; Drawing No. 03, and Drawing No. 04.

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
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Are there any third parties to be informed of the decision? If so, please specify:	YES	NO