

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/07/2021
Planning Development Manager authorisation:	SCE	23.07.2021
Admin checks / despatch completed	CC	23.07.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	23/07/2021

Application: 21/00932/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Mr and Mrs Grimwood

Address: 209 Harwich Road Little Clacton Clacton On Sea

Development: Proposed loft conversion, including front and rear facing dormers, alterations to garage and gable ends.

1. Town / Parish Council

Little Clacton Parish
Council
06.07.2021

No comments received

2. Consultation Responses

Not applicable

3. Planning History

93/00757/FUL	Proposed addition to form sun lounge	Approved	04.08.1993
07/00400/FUL	Double garage, ensuite, conservatory and garage conversion.	Refused	01.06.2007
07/01012/FUL	Garage, en-suite and conservatory.	Approved	07.08.2007
21/00932/FUL	Proposed loft conversion, including front and rear facing dormers, alterations to garage and gable ends.	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Adopted Tendring District Local Plan 2007 (part superseded)
QL11 Environmental Impacts and Compatibility of Uses (part superseded)
HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries
TR7 Vehicle Parking at New Development
TR1A Development Affecting Highways

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021)

Relevant Section 1 Policies (adopted)
SP7 Place Shaping Principles

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 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 adopted 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 detached dwelling constructed from brick. The house has been constructed from brick and is set back from the front boundary on a fairly wide plot. Sited along the front boundary of the plot is low fencing with access gate opens to a driveway and integral garage. The site is set outside of the development boundary.

Proposal

This application seeks permission for a proposed loft conversion, including front and rear facing dormers, alterations to garage and gable ends.

The render on the gable ends and dormer cheeks will be a light cream colour.

Assessment

Design and Appearance

The proposed alterations to the front and sides will be visible from Harwich Road. Due to the small scale nature of the proposal and as the existing dwelling is set back on its plot the alterations and enlargements would not appear prominently within the streetscene.

The existing dwelling is constructed from brick with a tile hung roof. The addition of cream render detailing to the front elevation along with the proposed dormer window will be a suitable contrast as it will break up the expanse of brick and tile creating a central focal point. The surrounding houses are also finished in a variety of coloured render and therefore the use of such would not be out of keeping with the surrounding area.

The proposed front dormer window is of a modest size and design which is lower in height to the main house and will sit appropriately within the existing roof.

The alterations to the garage are minimal in scale and are of an appropriate scale and design with the main house.

The rear proposed dormer window (including Juliet balcony) will be to the rear and is likely to only attract minimal views from Harwich Road as a result of screening by the existing dwelling. Whilst some elements will be visible the existing house is set back on its plot and therefore any views will be minimal and would not detract from the appearance and character of the dwelling or streetscene. The use of cream render will differ from the existing dwellings brick construction however as views of this element will be minimal and will not infringe upon the appearance of the dwelling and streetscene the use of such is acceptable in this case.

The site is located outside of the development boundary however the alterations are of a scale which would not adversely affect the appearance of the existing house or the character of its countryside setting.

Impact to Neighbouring Sites

There are no residential dwellings immediately next to the site and the nearest residential dwellings boundary is approximately 65m away. As a result of this distance from other dwellings and the nature of the proposal the alterations would not result in a harmful impact in terms of residential amenity.

Highway Safety

The proposal will result in a larger garage resulting in more room for parking. It is also noted that there is ample space to the front of the site for the parking of a minimum of two vehicles measuring 5.5m by 2.9m per space as per the Essex county Council Parking Standards recommendations. The proposal will therefore not contravene highway safety.

Other Considerations

Little Clacton Parish Council support the application.
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: 2378-04A, 2378-05C, 2378-06B and 2378-07B.

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