

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	08/09/2021
Planning Development Manager authorisation:	SCE	08.09.2021
Admin checks / despatch completed	DB	09.09.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	09/09/2021

Application: 21/01361/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Lee Rendell

Address: 100 Holland Road Clacton On Sea Essex

Development: Proposed single storey side extension.

1. Town / Parish Council

Holland on Sea non parished

2. Consultation Responses

Not applicable

3. Planning History

02/02002/FUL	Side extension and loft conversion.	Refused	12.12.2002
03/00196/FUL	Side extension and loft conversion	Refused	04.04.2003
16/00674/HHPNO T	Extension and alteration.	Prior Approval not required	21.06.2016
16/00973/FUL	Proposed extension and alterations.	Approved	30.08.2016
21/01361/FUL	Proposed single storey side extension.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021
National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)
QL11 Environmental Impacts and Compatibility of Uses (part superseded)
TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development

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

Relevant Section 2 Policies (emerging)
SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework 2021 (the Framework).

The 'development plan' for Tendring comprises, in part, the 'saved' policies of the 2007 Local Plan. Paragraph 219 of the Framework allows local planning authorities to give due weight to policies adopted prior to its publication according to their degree of consistency with the policies in the Framework. On the 26th January 2021 Section 1 of the 2013-2033 Local Plan was adopted and now also forms part of the 'development plan' for Tendring, superseding some of the more strategic policies in the 2007 Local Plan. Notably, the housing and employment targets were found sound and have been fixed, including the housing requirement of 550 dwellings per annum.

Paragraph 48 of the Framework 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 the policies of the Framework. In this regard 'Proposed Modifications' to emerging Section 2 of the 2013-33 Local Plan which contains more specific policies and proposals for Tendring has been examined and hearing sessions have now closed. The main modifications recommended to make the plan legally compliant and sound were considered at the Council's Planning Policy and Local Plan Committee on 29th June 2021. The Council is holding a six week public consultation on the Main Modifications and associated documents, which began on 16th July 2021. The consultation will run for just over 6 weeks, closing at 5pm on 31st August 2021, following which adoption is expected later this year. Section 2 will join Section 1 as part of the development plan, superseding in full the 2007 Local Plan. Section 2 of the 2013-33 Local Plan is therefore at a very advanced stage of preparation and should be afforded considerable weight.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a semi detached bungalow sited on a corner plot location with elevations serving Holland Road and Connaught Gardens East. The house is one of a series of semi detached dwellings all uniform in design which are finished in render with hipped roofs. This series of house comprise of elements of their building forward of the main house creating a relatively strong character and loose building line. The houses are all set back on their plots with driveways to the front however as a result of its corner plot location the host dwelling also has vehicular access and gate from Connaught Gardens East.

Proposal

This application seeks planning permission for the erection of a single storey side extension.
Assessment

Design and Appearance

The proposal will be to the front and side and will be visible from Holland Road and Connaght Gardens East. The extension has been designed to continue the existing forward hipped element

of the proposal and make this part of the house wider. The proposed addition will be set back by a minimum of 6m from each boundary preventing it from appearing prominently within the streetscenes which the house serves.

The height of the existing dwelling will be unaltered and the extension will result in its side wall facing Connaught Gardens East being predominantly flush having a more aesthetically appealing appearance of the existing house.

The proposal is of a suitable size and design in relation to the existing dwelling and will be finished in materials which are consistent with the existing house.

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

Impact to Neighbours

The proposal will be suitably screened by the existing house and sufficient distance away from neighbouring dwellings preventing it from resulting in a loss of residential amenities to the nearby properties.

Highway Safety

The Essex County Council Parking Standards States that where a house comprises of two or more bedrooms that 2no parking spaces should be retained measuring 5.5m by 2.9m per space.

The front of the site is of a suitable size to accommodate the proposal and still retain sufficient space for the off street parking of two vehicles in line with the above standards.

The proposal will therefore not contravene highway safety.

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: 393RDL-001 A and 393RDL 101 B .

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.