

## DELEGATED DECISION OFFICER REPORT

| AUTHORISATION   | INITIALS | DATE       |
|---|----------|------------|
| File completed and officer recommendation:                  | ER       | 01/09/2021 |
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**Application:** 21/01286/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr and Mrs Hawkridge

**Address:** 10 Canterbury Road Holland On Sea Clacton On Sea

**Development:** Proposed side/rear extension, following demolition of garage.

### **1. Town / Parish Council**

Holland on Sea non parished

### **2. Consultation Responses**

Not applicable

### **3. Planning History**

18/01483/FUL Proposed single storey rear extension. Approved 11.10.2018

21/01286/FUL Proposed side/rear extension, following demolition of garage. 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Adopted Tendring District Local Plan 2007 (part superseded)  
QL11 Environmental Impacts and Compatibility of Uses (part superseded)  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

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 26<sup>th</sup> 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 29<sup>th</sup> June 2021. The Council is holding a six week public consultation on the Main Modifications and associated documents, which began on 16<sup>th</sup> July 2021. The consultation will run for just over 6 weeks, closing at 5pm on 31<sup>st</sup> 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 north facing detached dwelling known as "10 Canterbury Road." The existing dwelling is finished in render with a brick plinth. Sited to the rear of the dwelling is an existing flat roof extension approved under planning permission 18/01483/FUL. The dwelling benefits from an existing garage sited rearward of the dwelling with a outbuilding to the rear.

Situated along its neighbouring boundaries is a variety of fencing and planting.

### Proposal

This applications seeks planning permission for the erection of a side/rear extension, following demolition of garage.

The proposal will be finished in render to match the existing house with a GRP Fibreglass roof.

### Assessment

#### Design and Appearance

The proposal will be sited to the side and rear of the existing house with much of it being screened by the host dwelling. The side extension element which will be publicly visible will be amply set back from the front of the site and front wall of the main house. The proposals flat roof design which is lower in height to the main dwelling will continue to reduce its prominence allowing it to appear subserviently to the existing house.

The proposal is of a size and scale which is inkeeping with the host dwelling and will be finished in render which matched the existing house. The GRP roof will differ in terms of materials however this element will only attract minimal views from Canterbury Road and the use of such would not have a harmful impact to the appearance of the streetscene.

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

### Impact on Neighbours

The proposal will be sited ample distance away from the boundary shared with 8 Canterbury Road and will be screened by the host dwelling which will prevent it from resulting in a significant loss of residential amenities to this neighbour.

Sited to the west of the site is 12 Canterbury Road which comprises of a detached chalet bungalow with two openings to the rear the nearest of which serves the occupants living room. The side elevation of this neighbour is absent from any openings. The existing rear openings currently have views directly onto the application sites existing garage and boundary fencing meaning their light and outlook from these openings is already compromised.

The existing garage structure extends past the rear wall of the existing house by 2.356m and the new extension will extend past the rear wall of the existing house by 2.375m resulting in a 0.019m difference in terms of depth to the rear. The proposal will be also lower in height to the existing garage replacing its pitched roof with a flat roof and maintaining a distance of 0.2m from this shared boundary. Whilst elements of the proposal will be visible to this neighbour it will be sited largely to the side where there are no side facing windows serving 12 Canterbury Road. It is also noted that the proposal will be largely screened by the boundary fencing and its new design particularly its height will actually be an improvement to the neighbouring dwelling increasing their level of light and outlook currently received.

The proposal is absent from side facing windows and will therefore not result in a loss of privacy to this neighbour.

It is therefore considered that the proposal would not result in a significant impact in terms of residential amenities to the neighbouring sites.

#### Highway Safety

The Essex County Council Parking Standards states that where a house comprises of more than 2 bedrooms that 2no parking spaces should be retained which measure 5.5m by 2.9m per space. The proposal will be sited to the rear and side of the existing house encroaching upon the existing drive and area for parking however there is sufficient space to the front of the site to accommodate the parking of two vehicles in line with the above standards.

The proposal will therefore not contravene highway safety.

#### Other Considerations

Holland on Sea 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: 01A.

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.