

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	17.08.2021
Planning Development Manager authorisation:	SCE	18.08.2021
Admin checks / despatch completed	ER	18/08/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	18.08.2021

Application: 21/00804/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Ms Pulse Benson

Address: 16B Clacton Road St Osyth Clacton On Sea

Development: Erection of single storey side extension

1. Town / Parish Council

Mr Parish Clerk St Osyth
Parish Council
20.07.2021

No objections.

2. Consultation Responses

Essex County Council
Heritage
30.07.2021

Built Heritage Advice pertaining to an application for: Erection of single storey side extension.

The development site is located within St Osyth Conservation Area.

I am unopposed to this application subject to the following recommended conditions:

- Prior to laying of roofing materials, a specification of the roof finish material including any fascias, shall be submitted to and approved in writing by the Local Planning Authority. Use of traditional materials sympathetic to the conservation area would be supported. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.
- Prior to installation, a schedule of drawings that show details of all proposed windows, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, pentice boards, finish, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

3. Planning History

21/00804/FUL Erection of single storey side extension Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2021

National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)

QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Areas

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

SP7 Place Shaping Principles

SPL3 Sustainable Design

PPL8 Conservation Areas

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)

Proposal

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

Application Site

The site is located to the south of Clacton Road, which is located within the development boundary of St Osyth. The site serves a semi-detached dwelling with painted render and a pitched tiled roof. The site is also located within the St Osyth Conservation Area. There is parking for one vehicle to the front of the dwelling.

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 Policy QL11 (Part superseded) aims 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 2.4 metres wide by 4.4 metres deep with an overall height of 2.8 metres. The proposal is deemed to be of a size and scale appropriate to the existing dwelling and surrounding area. The site can accommodate a proposal of this size and scale whilst retaining adequate private amenity space. The design is also consistent and sympathetic to the existing host dwelling materials.

The proposed extension will be located to the side of the property so would be entirely obscured from the streetscene by the existing dwelling. The proposal will be finished in painted render, feature a flat roof with a UPVC casement window at the front, to match the existing dwelling.

Conservation Area

As the site is located within the Conservation Area, the heritage officer has been consulted and provided the following comments:

I am unopposed to this application subject to the following recommended conditions:

- *Prior to laying of roofing materials, a specification of the roof finish material including any fascias, shall be submitted to and approved in writing by the Local Planning Authority. Use of traditional materials sympathetic to the conservation area would be supported. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.*
- *Prior to installation, a schedule of drawings that show details of all proposed windows, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, pentice boards, finish, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.*
- *Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.*

As the proposal would be entirely obscured from view by the existing dwelling, it can be concluded that the proposal would not have a detrimental impact on the conservation area and is therefore consistent with policies EN17 and PPL8.

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 by Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Owing to the limited scale of the proposal and the existing separation distance, it is deemed that it will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby dwellings.

Highway issues

The proposal neither generates an additional need for parking nor decreases the existing parking provision at the site.

Other Considerations

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.
 - 2 (Received 3rd May 2021)
 - 3 (Received 3rd May 2021)
 - 4 OF 5 (Received 3rd May 2021)
 - 5 OF 5 (Received 3rd May 2021)

Reason - For the avoidance of doubt and in the interests of proper planning.

3. Prior to laying of roofing materials, a specification of the roof finish material including any fascias, shall be submitted to and approved in writing by the Local Planning Authority. Use of traditional materials sympathetic to the conservation area would be supported. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason – To ensure the proposal remains sympathetic to the dwelling and conservation area.

4. Prior to installation, a schedule of drawings that show details of all proposed windows, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, pentice boards, finish, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason – To ensure the proposal remains sympathetic to the dwelling and conservation area.

5. Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason – To remain sympathetic to the host dwelling and locale.

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.