

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	16.08.2021
Planning Development Manager authorisation:	SCE	16.08.2021
Admin checks / despatch completed	ER	18/08/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	18.08.2021

Application: 21/01189/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr and Mrs Pugh

Address: 7 Dorking Crescent Clacton On Sea Essex

Development: Proposed garage conversion and single storey front, side and rear extension.

1. Town / Parish Council

Clacton Non-Parished No Comments Required

2. Consultation Responses

Not Applicable

3. Planning History

21/01189/FUL Proposed garage conversion and Current
single storey front, side and rear
extension.

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Adopted Tendring District Local Plan 2007 (part superseded)

QL11 Environmental Impacts and Compatibility of Uses (part superseded)

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

Local Planning Guidance

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 a garage conversion and the erection of single storey front, side and rear extensions.

Application Site

The site is located towards the south of Dorking Crescent, within the development boundary of Clacton on Sea. The site serves a detached two storey dwelling finished in brickwork with a pitched tiled roof. To the front of the site is a paved hardstanding leading towards the detached garage located towards the east with a lawn area. The surrounding streetscene is comprised from dwellings of a similar design and appearance.

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 and emerging Policy SP1 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.

The proposed front/side extension will be located to the east of the site and will connect the existing detached garage to the dwelling. It will measure 1.2 metres wide by 1.3 metres deep with a flat roof height of 2.7 metres. The proposed rear extension will also be located towards the east of the site to connect the dwelling with the existing garage, this will measure 1.7 metres wide by 3.5 metres deep with an overall pitched roof height of 3.4 metres. The proposed development is considered to be of a size and scale in keeping with the existing dwelling with the application site retaining adequate private amenity space.

The proposed development will be finished in a brickwork to match that of the existing dwelling. The rear extension will have a pitched roof design finished in a matching roof tile to that of the existing. The proposed front extension will have a flat roof design finished in GRP Fibreglass with grey gelcoat finish. The proposed windows and doors will be white UPVC glazed to match those of the existing. The proposed garage conversion will include the installation of two new windows to the front and rear of the garage. The proposed front extension and garage conversion will be visible to the streetscene, however due to the use of matching materials the proposal will blend with the existing dwelling and surrounding area, furthermore the garage building and front extension are located back from the highway and will not appear overly prominent within the streetscene. The preproposal is therefore considered acceptable in terms of design and appearance.

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 proposed front and rear extensions are of a single storey nature and therefore pose no significant risk of overlooking and loss of privacy to the adjacent neighbours.

The proposed rear extension will be shielded to the neighbouring dwelling east of the site by the existing garage building and will therefore have no harmful effect on the loss of light to this adjacent neighbour. The rear extension is located away from other shared neighbouring boundary lines and will have no effect on the loss of light nor harm to the amenities of the adjacent neighbour.

The proposed front extension is of a minor nature and will not have any significant effect on the loss of light or harm to the amenities of the adjacent neighbours.

Highway issues

The existing garage does not meet with Essex County Council highways requirements to measure a minimum of 7 metres by 3 metres internally, and therefore cannot be said to be an appropriate parking space. The proposed garage conversion therefore does not cause a loss of a parking space at the site. The proposal is therefore considered acceptable in terms of highway safety.

Other Considerations

Clacton is non-Parished and therefore no comments are required.

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 plan; Drawing No. 01

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.

Ancillary Use

The garage conversion, single storey front, side and rear extension hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 7 Dorking Crescent, Clacton on Sea and shall not be sold, let or used as an independent residential unit.

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