

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	12/06/2018
Planning Development Manager authorisation:	AN	12.06.18
Admin checks / despatch completed	AP	13/6/18

AP

Application: 18/00643/FUL **Town / Parish:** Clacton Non Parished

Applicant: Miss Leonard

Address: 512 St Johns Road Clacton On Sea Essex

Development: Erection of single storey rear extension.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

17/30342/PREAPP	Erection of single storey flat roof extension to rear of property.	19.01.2018
18/00341/HHPNO T	Erection of single storey flat roof (with parapet) rear extension, 5m in depth with an overall height of 2.9m.	Approved
18/00643/FUL	Erection of single storey rear extension.	Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework
National Planning Practice Guidance

Tendring District Local Plan 2007	
QL9 Design of New Development	
QL10 Designing New Development to Meet Functional Needs	
QL11 Environmental Impacts and Compatibility of Uses	
HG9 Private Amenity Space	

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

Local Planning Guidance
Essex Design Guide

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF 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to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 216 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. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal

Site Description

The application site is south facing, situated within the development boundary of Clacton on Sea and lies opposite the listed building of Bluehouse Farm. The main property is a detached bungalow finished with painted pebble dash render and a pantile roof. The front boundary is defined by a low level brick wall with paving slabs and gravel in front of the bungalow for off road car parking. To the rear, a large grassed garden is enclosed by fencing on all sides and sheltered by large trees and shrubs.

Description of Proposal

The application proposes a single storey rear extension measuring a maximum of 5 metres in depth, 7.473 metres in width with an overall height of 2.9 metres. 4 metre wide bi-fold doors will open onto the garden on the rear elevation while two full length windows on the western side elevation and a large roof lantern will offer light to the new space. The rear extension will accommodate a dining and living area. The walls of the extension will be finished in a smooth render, the extension will have a flat roof and aluminium anthracite grey double glazing.

Assessment

The design and appearance, impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

The extension will be stepped in from western side of the existing dwelling by 0.55 metres and from the eastern side of the existing dwelling by 0.60 metres ensuring that its position to the rear will not have a significant impact on the street scene or the setting of the listed building, Bluehouse Farm on the opposite side of the road. The central position of the extension at the rear of the bungalow creates a look of symmetry and the eye is drawn to the bi-fold doors which invite you inside. The proposed finish of the rear extension will offer a modern addition to the existing dwelling which is not considered so contemporary that it is out of character and therefore there will be no significant impact to the character of the bungalow or the immediate area.

Impact upon Residential Amenity

The single storey rear extension is a distance of 2.9 metres to the western side boundary with 514 St Johns Road. Due to the single storey nature of the extension and the staggered positioning of the bungalows there will be no significant impact to loss of light, privacy or outlook to the neighbours at 514 St Johns Road.

The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down from the single storey rear extension roof would not catch the southernmost side window of 510 St Johns Road in elevation; however the 45 degree from the rear single storey extension would intercept the southernmost side window at 510 St Johns Road in plan. The loss of light that the

proposal will cause to 510 St Johns Road is not considered so significant as to justify refusing planning permission on these grounds.

There is also no significant risk of overlooking or loss of privacy to 510 St Johns Road from the rear extension due to its single storey nature with no openings on the eastern elevation.

Saved Policy HG9 of the Tendring District Local Plan 2007 seeks to provide a minimum of 100 square metres of private amenity space for a property of more than two bedrooms. The existing private amenity space is measured at over 300 square metres which currently exceeds the standard. The construction of the proposal would reduce the private amenity space to approximately 260 square metres which is still considered more than adequate.

The proposal does not interfere with the existing space for off road car parking.

Other Considerations

No letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the 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 plans: 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.

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