

DELEGATED DECISION OFFICER REPORT

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

ER

Application: 18/00594/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr & Mrs P Martin
Address: 17 Aragon Close Jaywick Clacton On Sea
Development: Proposed single storey side and rear extension.

1. Town / Parish Council

Clacton – non parished.

2. Consultation Responses

n/a

3. Planning History

93/00437/FUL	Loft conversion to provide two bedrooms	Approved	18.05.1993
18/00594/FUL	Proposed single storey side and rear extension.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

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

SPL3 Sustainable Design

PPL1 Development and Flood Risk

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 on the south side of Aragon Close. The site comprises a semi-detached bungalow with front and rear dormer loft conversion, and large front and back gardens. The site is within the Development Boundary of Jaywick and Flood Zone 3.

Proposal

This application seeks planning permission for a single storey side and rear extension. The side extension will fill the gap between the side elevation of the house and side boundary and have a flat roof, and the rear extension will have a flat roof to one section and dual pitch to the central section. The rear extension will extend a further 2m beyond the rear elevation of the existing conservatory. Three sets of glass doors are proposed on the rear elevation, and 3 skylights are present in the side extension.

Appraisal

The main considerations of this application are the visual impact, impact on neighbours, private amenity space and flood risk.

Visual Impact

The proposed side extension will be visible from the street. However, as it has a flat roof and is only 0.6m taller than the existing double gates, its impact on the street scene will not be great. A lean-to car port of similar height is present at neighbouring property on the same boundary, which will also reduce the extensions prominence.

The rear portion of the extension will be largely screened from the highway, and will not be prominent. Although it is a large extension, the site is able to accommodate the addition with little impact on the visual amenity of the area.

Impact on Neighbours

The proposal spans the width of the site, and is close to the boundary with both adjacent neighbours - 15 Aragon Close and 19 Aragon Close. The 45 degree sunlight/daylight test shows that while both neighbours have a significant amount of their rear elevations within the 45 degree overshadowing zone in plan, in section no neighbouring windows have their centre within the overshadowing zone. There will therefore not be a significant impact on neighbouring daylight or outlook as a result of the rear extension.

The side extension is sited at the boundary with 19 Aragon Close. However, due to the existing car port on the neighbour's property, and the tall closed boarded fence at the boundary, there will be no significant increase in overshadowing or loss of outlook as a result of the proposal.

No side openings are proposed that will impact neighbouring privacy.

Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms be provided with at least 100 square meters of private amenity space. Following the erection of the proposal, 109 square metres will be retained in the back garden - which satisfies this policy.

Flood Risk

The property is located within Flood Zone 3. A householder flood risk form and flood risk mitigation measures have been submitted with the application in accordance with the Environment Agency's standing advice.

Other Considerations

No letters of representation have been received.

Conclusion

In the absence of material harm as a result of the proposed development, this 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 Revision 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.