

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PS	12/6/18
Planning Development Manager authorisation:	AN	14/6/18
Admin checks / despatch completed	PS	15/6/18

File

Application: 18/00667/FUL **Town / Parish:** Clacton Non Parished
Applicant: Mr & Mrs Williamson
Address: 36 Boley Drive Clacton On Sea Essex
Development: Erection of single storey side extension and porch (following demolition of existing garage).

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

18/00667/FUL Erection of single storey side extension and porch (following demolition of existing garage). 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

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 on the east side of Boley Drive. The site comprises a two storey detached dwelling with attached garage. There is an area of off street parking to the front and a private garden to the rear. The site is within the Development Boundary of Clacton on Sea.

Proposal

This application seeks planning permission for a single storey side extension following the demolition of the existing attached garage. The extension will have a pitched roof - with an eaves height of 2.74m and overall height of 3.88m, and will extend 2.45m beyond the side elevation of the house. Also proposed is an open front porch/canopy, which will extend across half of the front elevation of the existing dwellinghouse and the front of the proposed extension. The extension will be finished in render, and the roof tiles will match existing.

Appraisal

The main considerations of this application are the visual impact, impact on neighbours and parking provision.

Visual Impact

The proposal will be visible from the street due to its siting to the side of the property, but due to its single storey nature will not appear overly prominent in the street scene. The extension is well designed and relates well to the host dwelling. The size and scale is in keeping, and the use of matching materials creates a sense of cohesive development. Other examples of single storey side extensions are present in the immediate vicinity.

The porch represents a minor alteration to the front elevation of the property, and will not be a dominant feature. The proposal is not considered to be harmful to the visual amenity of the area.

Impact on Neighbours

The proposal is sited at the boundary with 34 Boley Drive. Due to the extension's position to the side of the neighbouring dwelling, there is unlikely to be a significant impact on the neighbouring dwelling. The 45 degree sunlight/daylight test shows there will be no significant impact on the neighbour's daylight or outlook, and there are no side openings proposed that will impact neighbouring privacy. The proposed skylights are above head height, so pose no risk of overlooking.

Parking Provision

The Essex Parking Standards indicate that any new dwellings with 2 or more bedrooms require parking spaces for 2 cars, each measuring at least 5.5m by 2.9m (7m x 3m in the case of a garage). The block plan shows enough space to accommodate two standard sized parking spaces - so despite the loss of the existing garage the site is still compliant with adopted standards.

Other Considerations

No letters of representation have been received.

Conclusion

In the absence of material harm as a result of the 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's. PL02 Rev 0, PL12 Rev 0, PL14 Rev 0 and PL13 Rev 0.

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.

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