

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	BB	15/06/18
Planning Development Manager authorisation:	SCE BB	18.06.18 18/06/18
Admin checks / despatch completed	VC	18/6/18

Application: 18/00604/FUL

Town / Parish: Thorpe Le Soken Parish
Council

Applicant: Mr & Mrs McHearn

Address: 35 Frinton Road Thorpe Le Soken Clacton On Sea

Development: Single storey pitched roof rear extension (4.3 metres in depth and 3.6 metres in height).

1. Town / Parish Council

Thorpe-le-Soken Parish Council No Objection.

2. Consultation Responses

Not Applicable

3. Planning History

18/00604/FUL Single storey pitched roof rear extension (4.3 metres in depth and 3.6 metres in height). 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

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the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. As this plan is yet to be examined, its policies cannot carry the full weight of adopted policy. However, because the plan has reached publication stage its policies 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 (including Site Description and Proposal)

Site Description

The application site is 35 Frinton Road, a north facing, brick built, detached chalet bungalow located within the Development Boundary of Thorpe Le Soken. The front of the site is partially screened by a dense hedgerow, with an area of hardstanding directly behind and a shingle driveway adjacent. To the rear, the garden is enclosed on three sides by close board fencing & mature vegetation, and measures approximately 85 metres in length. The neighbouring properties are a mixture of two storey and single storey detached dwellings in a non linear pattern.

Proposal

The application seeks planning permission for a single storey rear extension.

Assessment

The key considerations of this application will be Design and Appearance, Impact on Neighbours and Other Considerations.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed single storey rear extension will measure approximately 4.6 metres in depth, 5.9 metres in width, with an overall height of 3.6 metres. The proposal is considered to be of a size and scale in keeping with the character of the existing dwelling. As the extension is sited to the rear of the property it will have no impact on the street scene. The site is of a large enough size to facilitate the proposal and still retain sufficient private amenity space.

Impact upon Neighbours

In respect to the neighbouring property to the east, 33 Frinton Road, as a result of the single storey nature of the proposal, the screening provided by the close board fencing, as well as the established landscaping, and the lack of an opening on the eastern elevation the proposed extension will not result in any loss of privacy or light to this neighbouring property.

The proposal is visible to the neighbouring property to the west, 37 Frinton Road, however due to the screening provided by the close board fencing and the single storey nature of the proposal, coupled with the lack of an opening on the western elevation; it is considered that no significant adverse impact to the neighbour's privacy will occur.

Whilst the proposal may result in some loss of light particularly during the afternoons, as similarly indicated above, due to the proposal's single storey nature and the screening provided by the existing close board fence the risk to the loss of light would be minimal.

Other Considerations

Thorpe Le Soken has no objection to this application.

No other 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 / 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. 1824-01.

Reason - For the avoidance of doubt and in the interest 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	<u>NO</u>
Are there any third parties to be informed of the decision? If so, please specify:	YES	<u>NO</u>