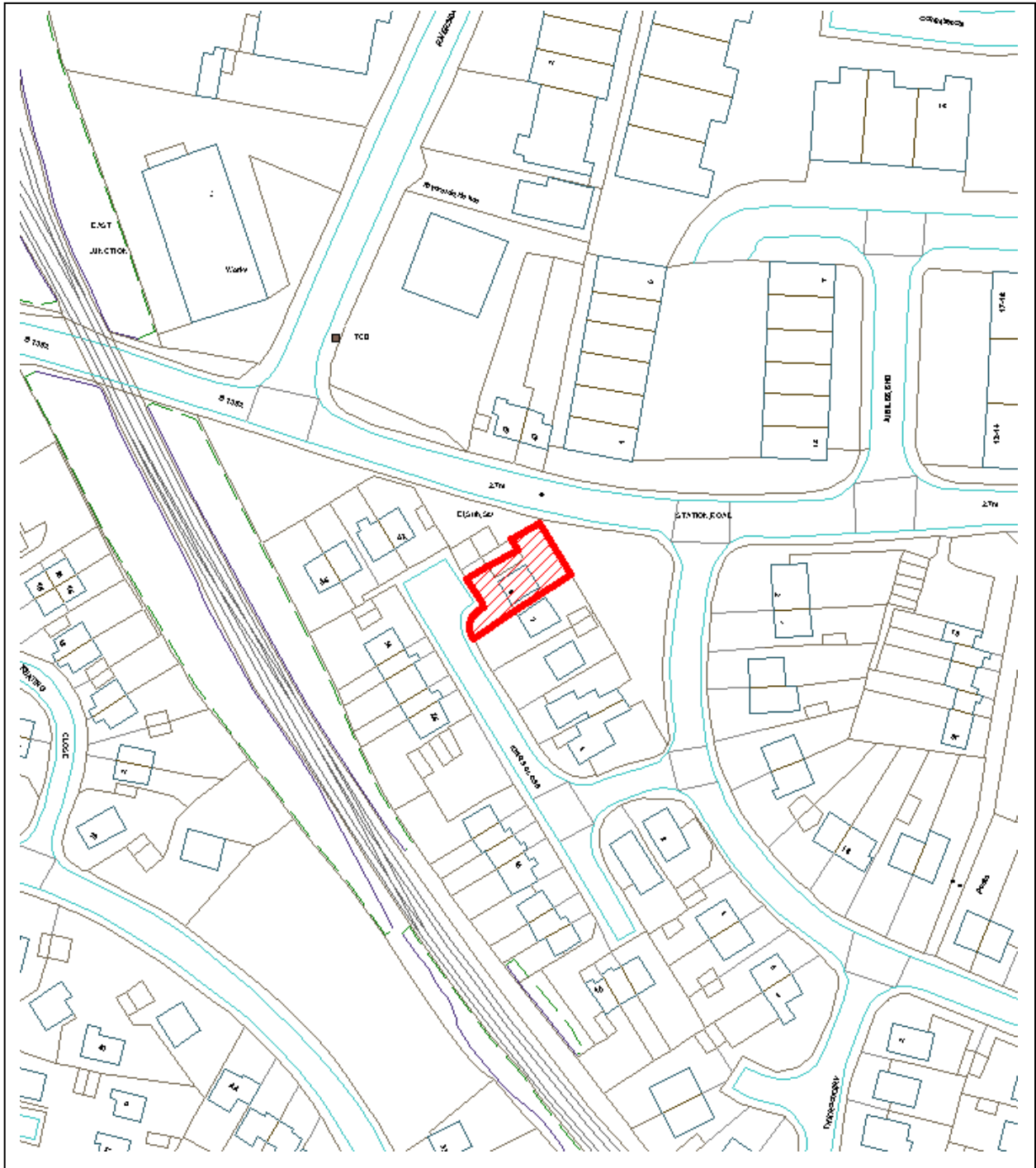


PLANNING COMMITTEE

2 JUNE 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

A.8 PLANNING APPLICATION - 11/00364/FUL – 9 KINGS CLOSE, LAWFORD



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Application:	11/00364/FUL	Town / Parish: Lawford Parish Council
Applicant:	Mr Clive Dawson	
Address:	9 Kings Close Lawford Manningtree Essex	
Development:	Front extension.	

1. Executive Summary

- 1.1 The applicant is an officer of the Council directly involved with planning work.
- 1.2 The application seeks permission for the erection of a front extension to the existing dwelling. The application has been modified to address officer concerns regarding scale and visual appearance.
- 1.3 Whilst Lawford Parish Council object to the application officers consider that on balance the impact of the development on the character of the area and on neighbouring residential amenity would not be so significant as to justify refusal of planning permission,

Recommendation: Approval

Conditions:

- Time limit
- Plan numbers

Reason for approval:

Having regard to the pattern of existing development in the area and the development plan policies listed above it is considered that subject to compliance with the conditions attached to this permission and owing to siting, scale and fenestration layouts, the proposed development would not reduce the amenities enjoyed by occupants of neighbouring property and would not have an adverse impact upon the character of the surrounding area or be detrimental to highway safety.

2. Planning Policy

National Policy:

Government Guidance

PPS1 Delivering Sustainable Development

Local Plan Policy:

Tendring District Local Plan (2007)

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

Core Strategy and Development Policies Proposed Submission Draft (2010)

DP1 Design of New Development

3. Relevant Planning History

93/00183/FUL	Lounge extension and ground floor cloakroom for domestic use	Approved	31.03.1993
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4. Consultations

4.1 Lawford Parish Council objected on the following grounds:

- a) Plans not sufficiently detailed;
- b) Removal of internal wall to kitchen;
- c) Removal of external door to kitchen;
- d) Appearance of extension out of character with the house;
- e) Extension would extend beyond the building line of adjoining dwellings.

5. Representations

5.1 No third party letters of representation have been received.

6. Assessment

6.1 The principle planning issues in this instance are:

- Context
- Policy considerations
- Impact upon the character of the surrounding area
- Impact upon residential amenity
- Further considerations

Context

Site Description

6.2 The application site is located to the east of Kings Close within the defined settlement limits of Lawford. The prevailing character of the area is that of two storey detached, semidetached and terraced dwellings set forward within regular shaped plots. To the east side of the street there are six detached dwellings of similar design. A number of these dwellings have modest front and side extensions. Directly to the southeast of the application site a dwelling has been extended to the front at single storey and side at two storey.

6.3 The application site itself comprises of a detached two storey dwelling with single garage that adjoins the neighbour to the northwest. The front garden is predominantly set to grass with some planting and a mature Silver Birch tree.

Proposal

- 6.4 This application seeks permission for the erection of a single storey front extension. The proposed development measures 6.2m (w) x 2.5m (d) x 2.6m (height to eaves) and 3.2m (height to ridge). The development is to be constructed of brickwork and tiles to match the host dwelling.

Policy Considerations

- 6.5 Policy QL9 of the Adopted Tendring District Local Plan (2007) requires that all new development should relate well to its site and surroundings particularly in relation to its siting, height, massing, form, design and materials. Policy QL11 requires that the scale and nature of the development should be appropriate to the locality and the development will not have a materially damaging impact on the privacy, daylight or other amenities of nearby properties.
- 6.6 These policies are given greater emphasis through Planning Policy Statement 1: Delivering Sustainable Development (2005), which seeks to ensure that design, is appropriate in its context and takes the opportunities available for improving the character and quality of an area.

Impact upon the character of the surrounding area

- 6.7 Due to the siting of the location of the existing dwelling and existing extension to the dwelling to the south as well as the modest scale and acceptable use of materials of the proposal, the proposed development would not be out of character and would not have a significantly detrimental impact on the character and appearance of the surrounding area.

Impact upon residential amenity

- 6.8 It is considered that the proposed front extension would not have a significantly detrimental impact upon the amenities currently enjoyed by the neighbouring residents. This impact is reduced by the siting and scale of the proposed development as well as the existence of the front extension to the southeast side of the site.
- 6.9 Accordingly, the scheme is considered to accord with the provisions of Local Plan policies QL9 and QL11 and the guidance in PPS1.

Further considerations

- 6.10 Objections have been raised by Lawford Parish Council as set out earlier in this report, however, officers consider that that do not amount to an overriding reason for refusing planning permission. The concerns regarding internal layout are not considered material to this application as they relate to issues covered by Building Regulations. The concerns regarding impact on the character of the area have been assessed within the report and are considered acceptable.

No further letters were received in relation to this application.

Background Papers

None

Copies of all written observations on the applications before you for determination are available for inspection up to and including the date of the meeting during normal office hours at the Council Offices, Weeley. Please advise Planning Reception if you wish to see them to ensure the file is available. The file containing the observations will be available in the Council Chamber half an hour before the commencement of the meeting.