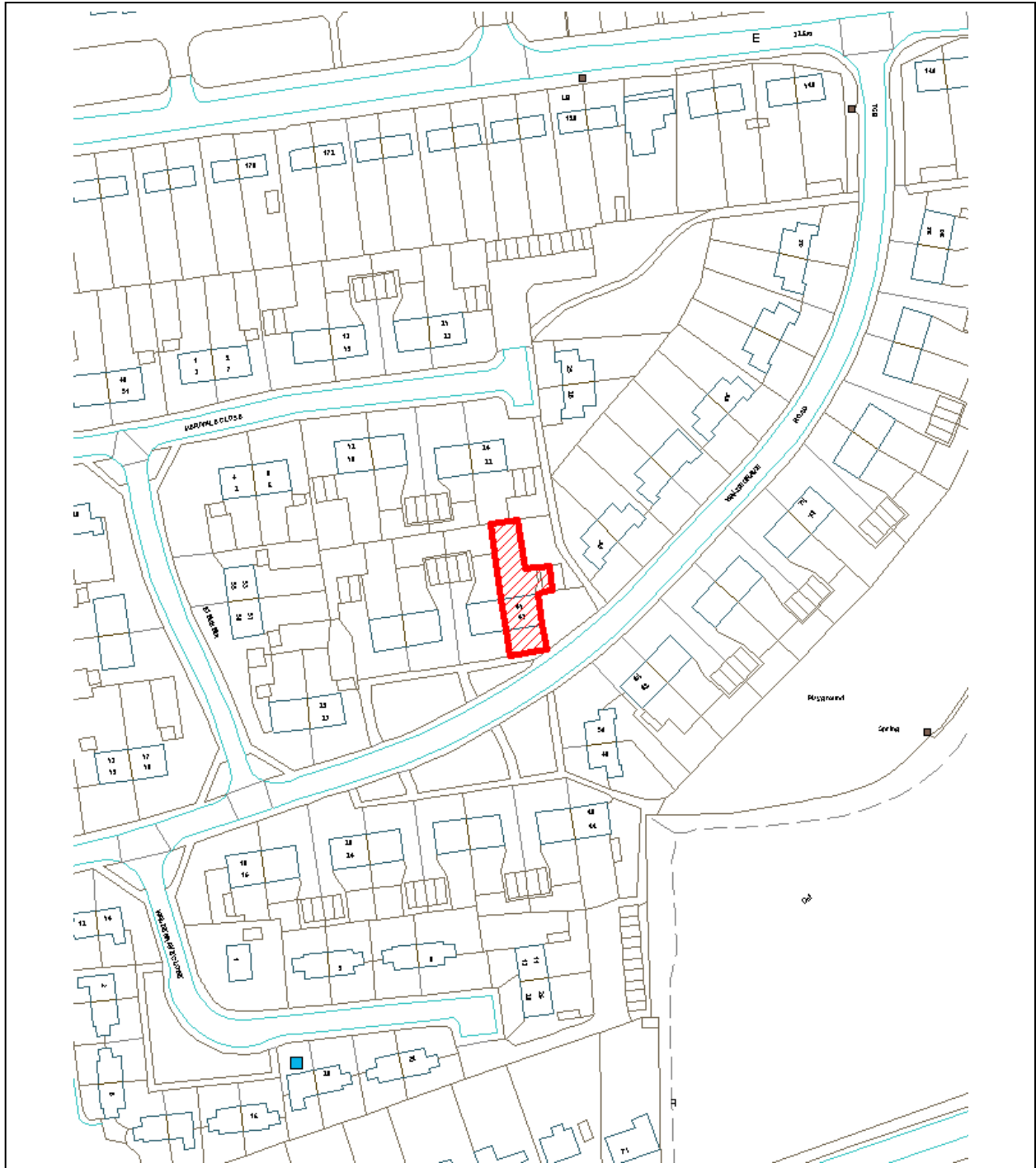


PLANNING COMMITTEE

27 MAY 2014

REPORT OF THE HEAD OF PLANNING

**A.4 PLANNING APPLICATION - 14/00377/FUL - 41 WALDEGRAVE WAY
LAWFORD, MANNINGTREE, ESSEX, CO11 2DT**



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Application:	14/00377/FUL	Town / Parish: Lawford Parish Council
Applicant:	Tendring District Council - Housing Portfolio Holder	
Address:	41 Waldegrave Way Lawford Manningtree CO11 2DT	
Development:	Flat roof extension to provide bedroom/kitchen facilities for disabled person.	

1. **Executive Summary**

- 1.1. This application is before Members for determination because Tendring District Council is the applicant.
- 1.2. The property is a ground floor, 2 bedroomed flat within a two storey, semi-detached building located to the north of Waldegrave Way in Lawford.
- 1.3. This application seeks planning permission for the erection of a single storey rear extension with a flat roof, to provide bedroom/kitchen facilities for a disabled person.
- 1.4. The proposal would result in no material harm to visual or residential amenity and is recommended for approval.

Recommendation: Approve

Conditions:

1. Standard 3 year time limit for commencement.
2. Development in accordance with submitted plans.

2. **Planning Policy**

National Policy

National Planning Policy Framework (2012)

States planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Local Plan Policy

Tendring District Local Plan 2007

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

Tendring District Local Plan - Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

SD9 Design of New Development

Relevant Planning History

None

3. Consultations

None

4. Representations

5.1 Lawford Parish Council have no objections to the proposal.

5. Assessment

The main planning considerations are:

- Design
- Residential Amenity

Proposal

5.1. The application seeks planning permission for a rear single storey extension to provide bedroom/kitchen facilities for a disabled person. The proposed extension is located close to the boundary with adjoining property and measures 6.7 metres in width. The proposed kitchen measures 3.3 metres in depth and the bedroom 3.8 metres in depth. It has a flat roof with an overall height of 2.9 metres. The proposed materials match those of the existing dwelling.

Site location

- 5.2. The site is located to the north of Waldegrave Way within the Development Boundary of Manningtree.
- 5.3. The property is a ground floor, 2 bedroom flat within a two storey, semi-detached building. The site is surrounded by residential dwellings of a similar design and appearance.

Design

5.4. The proposed extension is to the rear of the property where it would not be prominent in public views. It is of size and scale which is proportionate to the existing building and with matching materials would not result in any adverse impact on the character and appearance of the surrounding area.

Residential amenity

5.5. The proposed extension is situated close to the boundary with the adjoining property. However, given the height of the proposed extension and the fact that the neighbouring property has a conservatory along this boundary, it is considered that there would be no harm to residential amenity.

Conclusion

6.6 It is considered that the proposed extension is of an appropriate design and would not result in any adverse impact on the amenities of neighbouring residents and therefore is recommended for approval.

Background Papers

None