

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	11/07/2018
Planning Development Manager authorisation:	SCE	16.07.18
Admin checks / despatch completed	SB AP	16/07/18 16/7/18

Application: 18/00821/FUL **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr Crowe

Address: Bradewick 2 Frinton Road Thorpe Le Soken

Development Single storey rear extension.

1. Town / Parish Council

Thorpe-le-Soken Parish Council No objection.

2. Consultation Responses

N/A

3. Planning History

05/01074/HRN Removal of hedge Approved 18.07.2005

18/00821/FUL Single storey rear extension. 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
HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

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. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. Importantly the Inspector has confirmed that the housing requirement for Tendring of 550 new homes per annum for the period up to 2033 is based upon sound evidence. There are however concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable

growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. 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 located to the south of Frinton Road, outside the development boundary of Thorpe le Soken. It serves a detached two storey dwelling constructed of brick at ground floor, render at first floor and a tile roof. The dwelling is located centrally within the site and is set within a large plot. The site has: a long driveway which has electronic gates at the entrance, a detached outbuilding, mature trees and hedging along the boundaries. The rear garden is predominantly laid to lawn with a small concrete patio area and a concrete pathway leading to the rear of the garden.

Proposal

The application proposes a single storey rear extension to replace the existing rear conservatory addition. The extension measures 5.8m wide by 5.3m deep and has a flat roof with a height of 3.3m. A UPVC roof lantern is also proposed giving a maximum height of 3.85m. The extension will be constructed of brickwork to match the existing dwelling with a white render detailing just below the flat roof.

Assessment

The main considerations of this application are the design and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, would not represent overdevelopment of the site.

Design

The proposed extension is considered to be of a scale and nature appropriate to the site and surrounding area. It is a modest extension that will relate well and be in proportion to the original dwelling. The use of matching materials will result in an extension that would make a positive contribution to the setting. The plot is large enough to accommodate a single storey extension on this footprint and there will be no views of the extension from the road resulting in no impact upon the street scene. The proposed extension is considered acceptable in design terms.

Impact on Residential Amenity

The dwelling is located centrally within a large plot. No residential properties are visible in the immediate vicinity of the property. Due to this and the single storey nature of development there will be no adverse impact on the residential amenity of any nearby neighbouring property.

Sufficient private amenity space is retained for the occupiers of this property, in accordance with Policy HG9.

Other Considerations

Thorpe Le Soken Parish Council has no objection to the application.

No letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the development, the 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. 03 (showing proposed elevations) and Drawing No. 03 (showing proposed ground floor plan).

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO