



according to their degree of consistency with the policies in the NPPF. Paragraph 48 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. They raise 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 48 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 west side of Bromley Road, Frating. The site comprises a two storey semi-detached dwelling finished in grey textured render, at the front of a long plot with detached outbuilding to the rear. There is an existing extension to the south of the rear elevation, and the attached neighbour to the north has a rear extension and conservatory. The site is within the Development Boundary of Frating Green.

In 2012, planning permission was granted for a larger rear extension - two storeys to the south and single storey to the north. This permission has not been implemented.

### **Proposal**

This application seeks planning permission for a single storey rear extension 3.5m in depth and 3.65m in height. It will infill the gap between the existing rear extension and attached neighbour's rear extension, and replace the roof of the existing extension to facilitate a monopitch across the full width of the rear elevation. The extension will be finished in feather edged boarding (to match the existing outbuilding) and feature two roof lights in the slate roof.

### **Appraisal**

The main considerations of this application are the visual impact, impact on neighbours and private amenity space.

#### **Visual Impact**

The proposed extension is to the rear of the property, and is tucked behind the existing rear protrusion - so will be largely screened from the street scene. The use of materials which match the existing outbuilding will tie the proposal in with its site, and the monopitch roof across the rear elevation is in keeping with the style of the attached neighbour's extension. The size and scale can be accommodated by the host dwelling.

#### **Impact on Neighbours**

The proposal is sited at the northern boundary, with attached neighbour 8 Bromley Road. The proposal will not extend as far beyond the rear elevation as the neighbour's existing extension, and there are no new side openings proposed, so there will be no impact on neighbours daylight, outlook or privacy as a result.

The existing rear extension (closest to the southern boundary with 6a Bromley Road) is not being extended to the rear, and no new side openings are proposed - so there will be no significant impact on this neighbour.

#### Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms be provided with at least 100 square meters of private amenity space. Following the erection of the proposal, 363 square metres will be retained in the back garden - which satisfies this policy.

#### Other Considerations

Frating Parish Council 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 proposed 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. 7/BRF/18/1.

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.