

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	17/08/2018
Planning Development Manager authorisation:	SCE	22.08.18
Admin checks / despatch completed	AP	22/8/18

RLD

Application: 18/00928/FUL **Town / Parish:** Manningtree Town Council

Applicant: Miss Lauren Meadows

Address: 8 Mill Lane Manningtree Essex

Development: Erection of 1.5 storey side extension following demolition of existing garage and side extension.

1. Town / Parish Council

Manningtree Town Council Manningtree Town Council has no objection to this application.

2. Consultation Responses

N/A

3. Planning History

06/01311/CON	Proposed residential development, demolition of existing garage.		10.08.2006
06/01312/FUL	Proposed residential development.	Refused	26.09.2006
06/01893/FUL	Proposed residential development, resubmission of application 06/01312/FUL	Approved	26.01.2007
10/00029/FUL	Proposed residential development of a three bedroom terrace. (Extension of time on previously approved 06/01893/FUL).	Application Returned	
10/00152/FUL	Erection of two-storey dwelling (following removal of existing garage).	Withdrawn	30.04.2010
18/00928/FUL	Erection of 1.5 storey side extension following demolition of existing garage and side extension.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018
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
 EN5A Area Proposed as an Extension to the Suffolk Coasts and Heaths AONB
 EN17 Conservation Areas
 TR7 Vehicle Parking at New Development
 HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design
PPL8 Conservation Areas

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 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 (including Site Description and Proposal)

Site Description

The application site is located to the south of Mill Lane, inside the development boundary of Manningtree and within the Mistley and Manningtree Conservation Area. It is also located within the Historic Towns area and the proposed extension of the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty. The site serves an attached cottage constructed of white render with a tile roof, and includes a front porch and single storey side projections. A detached garage is located to the west of the dwelling; set back from the front elevation. The front of the site has a low rendered boundary wall and an open access to the driveway with concrete hardstanding and grass. The rear of the site is set at a higher level to the dwelling with steps upwards leading to the lawn. Fencing and a brick wall is located on the side and rear boundaries.

Proposal

The application proposes the erection of a 1 ½ storey side extension following the demolition of the existing detached garage and side extension. The extension will create a garage and utility at ground floor and a study at first floor. It will measure 6.25m wide across the front elevation and 4.9m across the rear elevation with a depth of 8.3m. The eaves height is proposed as 2.4m and the overall ridge height is 5.5m. It will be constructed with dark stained horizontal timber cladding with a brick plinth and concrete pantiles to match the existing dwelling.

The application also proposes the demolition of the front boundary wall in its entirety.

Assessment

The main considerations of this application are the design, impact on the conservation area, parking and 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 EN17 of the Tendring District Local Plan 2007 and Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) state that development within a Conservation Area must preserve or enhance the special character or appearance of the Conservation Area.

Design

The proposed extension is considered to be of a scale, nature and appearance appropriate to the site and the surrounding area.

The area of land subject to this application has previously received approval for an additional dwelling under reference 06/01893/FUL, which has since expired. The precedent for some form of development on this piece of land is therefore accepted; and an extension to the existing dwelling as opposed to a new residential dwelling is considered more appropriate in nature and will not intensify the use of the land.

In terms of design, the ridge height of the extension is 1.1m lower than the main dwelling; the eaves are also significantly lower making the addition appear subservient to the host dwelling. The extension will extend 0.7m forward of the front building line of the existing dwelling. However, the dwellings located to the southwest of the site have a building line in much closer proximity to the highway so the forward positioning of the extension creates a natural stagger which is considered appropriate to the area.

The front elevation is located 0.9m from the side boundary extending to 1.2m from the side boundary at the rear. Whilst the front of the extension is contrary to Policy HG14, which requires a minimum of 1m distance from the boundary the extension is not considered to appear cramped within the plot. It will be set back from the road by 5m (3m from overhang of the extension) and, because of the building line of adjacent property to the southwest, views of the extension will be obscured on approach from the south of Mill Lane where the extension is closest to the boundary. Due to the set back in comparison to adjacent property the development is considered acceptable, and will not have an adverse impact upon the street scene.

The use of dark stained horizontal timber cladding with a brick plinth and concrete pantiles are considered acceptable to the area. The properties opposite are constructed of red brick with dark horizontal boarding at first floor level. The use of materials is also considered to complement the materials and appearance of the existing cottage.

Impact on Conservation Area

The site is located within the Mistle and Manningtree Conservation Area. The group of cottages to which the site relates are referred to within the Conservation Area Appraisal as "much altered cottages". It also refers to Mill Lane collectively as "a pleasant residential street". A Heritage Statement has been submitted alongside this application which echoes these sentiments and comments that there are no other buildings of significance within the application buildings immediate vicinity.

The proposed extension, for the reasons set out above, is considered to have a neutral impact on the conservation area and the visual amenity of the area. The property is not referred to in the

Conservation Area appraisal in significant detail and the extensions are considered to enhance the property's visual appearance within the conservation areas setting.

The application involves the removal of wall within the conservation area and the creation of hardstanding. The wall is a low level white render wall, which matches the existing dwelling, with an iron gate but it is not of any particular design merit. The removal of the wall within the conservation area is not considered to cause a negative impact as the modern properties opposite have open frontages and the whole of Mill Lane consists of varying property frontages. Furthermore, the inclusion of hardsurfacing for the parking of vehicles will not be vastly different in size to the existing hardsurfacing at the site. The application confirms that areas of soft landscaping will be proposed to the front of the site to soften the appearance of the site. Landscaping conditions have been imposed to ensure sufficient soft landscaping is incorporated into the scheme to protect the setting of the conservation area.

Parking

It is proposed that the front of the property will be landscaped, including the removal of the entire existing front boundary wall with a new area of hardstanding being created to provide parking. The submitted plans demonstrate that parking for 2 no. cars can be achieved on the area of hardstanding in front of the dwelling. Furthermore, the garage will provide another area for parking and the overhanging roof structure of the extension will also give capacity for a further space for a parked vehicle. When applying the current Parking Standards the spaces shown on the plans are substandard. Notwithstanding this, the spaces available at the site are still suitable for parking a car so there are no concerns over the level of off street parking available at the site that would warrant the refusal of planning permission.

Impact on Residential Amenity

The neighbour mostly affected by the proposed development will be No. 11 Mill Lane, located to the south west of the application site. This two storey property is located on the boundary with the application site with a detached garage located to the rear. The boundary is divided by a 1.8m close boarded fence. The side elevation of this neighbour has no windows overlooking the application site and due to the staggered building line the neighbour is set forward considerably from the dwelling within the application site.

The side elevation of the extension will face onto the side wall of the neighbouring property and garage, which is a significantly greater height than the proposed extension. The extension proposes 2 no. high level windows at ground floor level in the side elevation and 2 no. roof lights in the rear elevation, which would give views skywards and face towards the rear garden of the application site. Despite the extension being in close proximity to the boundary and the neighbouring property, due to the arrangement of the sites and the design of the extension it is considered the amenities of residents would be safeguarded. The development is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Other Considerations

Manningtree Town Council has no objection to this 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 plan: Drawing No. 02 Revision A.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of soft landscaping works for the front of the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication " BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction."

Reason - In the interests of visual amenity and to preserve the setting of the conservation area.

- 4 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In the interests of visual amenity and to preserve the setting of the conservation area.

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