

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 north east facing and situated within the development boundary of Lawford. The main property is a detached house, finished in red brick, painted render and slate roof. A later addition to the rear is a single storey flat roof extension. A hedge defines the front boundary with access for vehicles onto hardstanding on the western side. The western boundary runs alongside a public footpath. To the rear the garden is mature with shrubs and trees creating privacy.

Description of Proposal

The application proposes the erection of a two storey side extension and a single storey rear extension which will replace the existing single storey structure. The two storey side extension will measure a maximum of 7.6 metres in depth, 3.35 metres in width with an overall ridge height of 6.9 metres. The height to the eaves will be 5 metres. The two storey extension will be finished in matching brickwork at ground floor level with a painted render finish at first floor level. The roof will be finished with matching slates. The roof slope of the two storey extension will be visible from the front, with a double gable at the side. The single storey rear extension will measure a maximum of 3.48 metres in depth, 5.6 metres in width with an overall mono pitched roof height of 3.7 metres. The height to the eaves is 2.4 metres. The single storey extension will use brickwork to match the existing house. The windows and doors will be white UPVC. The proposal will create additional room on the ground floor for separate spaces to include a lounge, day room and kitchen/diner. On the first floor an additional bedroom and study will be created.

Assessment

The design and appearance, impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

The two storey side extension will be clearly visible from School Lane and the adjacent footpath as well as the main road through Lawford, Tye Hill. The existing dwelling is individual in that it is a detached house between pairs of semi-detached houses albeit a similar age. The use of matching materials, the matching eaves height of the two storey element and the roof detail which ties in with the existing roof all help to ensure that the character of the existing dwelling and immediate area are not significantly harmed. The ridge level of the new two storey element is lower than the existing dwelling. The two storey extension is also set back by 0.20 metres ensuring the side extension is a subservient addition. The single storey rear extension is the same depth as the previous addition, however the width has increased and the flat roof will be removed and replaced with a slate mono pitched roof which is more in keeping with the existing dwelling.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary, which in this case is 3 metres where the western boundary meets the public footpath.

The newly created first floor windows on the front and rear elevations serve bedrooms which do not significantly increase the risk of overlooking. The distance of the two storey extension from the western side boundary, along with the footpath creating a dividing feature ensures that the neighbour at Aden is not significantly impacted by the proposal. The single storey rear extension is a distance of 1.4 metres from the eastern side boundary shared with 4 School Lane. This along with the driveway of 4 School Lane which lies adjacent to the side boundary creates separation. The careful design of the proposal ensures that there will be no significant impact to either neighbour in terms of overlooking, loss of light or loss of privacy.

More than 400 square metres of private amenity space will remain at 2 School Lane following the construction of the proposal which is considered more than adequate. Although some of the driveway will be lost to the two storey side extension, sufficient off road car parking remains and ensures that at least two cars will be able to park on the driveway.

Other Considerations

Lawford Parish Council has no objection to this application.

No other letters of representation have been received.

Conclusion

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 1163-1, 1163-6, 1163-7 and 1163-5.

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.

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

If so, please specify:

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