

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	22/08/2018
Planning Development Manager authorisation:	SCE	22.08.18
Admin checks / despatch completed	EN	23/08/18

RL

Application: 18/01072/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Lisa Brooker & Mark Chambers

Address: 2 Weeley Road Aingers Green Colchester

Development: Part first floor extension over existing and infill corner to ground floor.

1. Town / Parish Council

Great Bentley Parish Council

Great Bentley Parish Council Planning Committee reviewed this application on 2nd August 2018 and resolved to offer no comment.

2. Consultation Responses

N/A

3. Planning History

05/01869/FUL	Demolition of existing conservatory and erection of a single storey rear extension.	Approved	22.03.2006
06/01242/FUL	Extensions and alterations.	Approved	26.10.2006
18/01072/FUL	Part first floor extension over existing and infill corner to ground floor.	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

HG14 Side Isolation

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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Weeley Road, inside the development boundary of Aingers Green, Great Bentley. It serves a semi detached two storey dwelling constructed of render with a tiled roof. A single storey projection also exists to the rear of the dwelling. The site has an open gravel frontage which extends around the side of the property. The rear of the site has a large garden area consisting mostly of lawn and a patio. It has 1.8m close boarded fencing on the boundaries and a large detached garage located within the plot.

Proposal

The application proposes infilling the ground floor of the dwelling to square off the rear of the property and the construction of a first floor extension over part of the existing rear projection. The ground floor infill extension will measure 3.075m wide by 0.83m deep. The first floor addition above will measure 4.6m wide by 3.65m deep. It will have an eaves height of 4.7m and a ridge height of 6.1m. The development will also increase the roof pitch of the remaining rear projection and incorporate a total of 4 no. roof lights.

The proposed materials will consist of painted render to match the existing dwelling at ground floor level and weatherboarding at first floor level, with roof tiles to match the existing dwelling.

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.

Design

The proposed development is considered to be of a scale and nature appropriate to the site and the surrounding area. The extensions are proposed to alter the extensions and alterations

approved and built under reference 06/01242/FUL, but the site is large enough to accommodate extra development without it appearing cramped within its plot.

The first floor extension will have a ridge height 0.7m lower than the main dwelling making it a subservient addition. The use of render and tile to match the existing is considered acceptable; and the use of weatherboarding at first floor will break up the existing render and will add interest to the appearance of the dwelling. There will be some views of the extension from the road due to the large amount of separation between the host dwelling and the dwelling to the west. Notwithstanding this, the front elevation of the dwelling remains unaltered and as the design of the extension is considered appropriate the development will have a neutral impact upon the street scene.

The proposed extensions result in the creation of an additional bedroom with the property. This could result in the increased need for parking at the site. However, there is sufficient parking at the front and side of the property for a least 2 no. cars in line with the current parking standards and there is no objection to the level of parking available.

Impact on Residential Amenity

The two storey extension element of the proposal will be located 6.5m from the boundary to the west and 3.5m from the neighbouring boundary to the east. Due to the separation between the development and the neighbouring property, and having applied the 45 degree sunlight/daylight rule contained within the Essex Design Guide, the proposed extensions are not considered to cause any adverse impact in terms of loss of light. Furthermore, no windows are proposed in the side elevations of the extension and the proposed roof lights are positioned to give views skywards. Due to this, the position of the development within the site and its proximity to neighbouring property, the proposals do not cause concern over the privacy or other amenities enjoyed by neighbouring property.

Other Considerations

Great Bentley Parish Council offers no comment on 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. P01.

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