

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	22/08/2018
Planning Development Manager authorisation:	SCE	24.08.18
Admin checks / despatch completed	XN	24/08/18

**Application:** 18/01084/FUL **Town / Parish:** Beaumont Parish Council

**Applicant:** Mr & Mrs Cohen

**Address:** The Anchorage Harwich Road Beaumont

**Development:** Proposed single storey rear extension with proposed roof lights to the second floor of the host dwelling.

### 1. Town / Parish Council

Beaumont Parish Council Have not commented on this application.

### 2. Consultation Responses

Not Applicable

### 3. Planning History

99/01534/FUL	Use of part of dwellinghouse for Herbal Medical Consultancy	Approved	27.01.2000
76/00536/FUL	-Erect bedroom addition	Approved	21.06.1976
10/00970/FUL	Single storey front extension.	Approved	14.10.2010
09/60078/HOUEN Q	Foam board insulation covered with timber weatherboarding on front of property to match rear.		22.10.2009
18/01084/FUL	Proposed single storey rear extension with proposed roof lights to the second floor of the host dwelling.	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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 'The Anchorage', a two and a half storey dwelling located within the settlement boundary of Beaumont. The host dwelling is set back from Harwich Road with a shingle driveway.

### Proposal

The application seeks planning permission for the erection of a single storey rear extension and proposed roof lights to the second floor of the rear elevation. The rear extension will measure 8.15 metres in width, 5.65 metres in depth with an overall height of 2.7 metres (3.45 metres including the rooflight).

### Assessment

The main considerations for this application are the design and appearance and the impact upon neighbouring amenities.

## Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed extension is situated to the rear of the host dwelling and as a result it will not be visible from Harwich Road. The proposal is single storey and with the use of matching materials; powder coated aluminium bi fold doors and boarding, it is considered that the proposal is in keeping with the character of the dwelling.

The proposed roof lights will serve the existing loft conversion and will be situated on the southern roof plane of the gable projection. Due to the minor nature of the proposals and the fact that they are situated to the rear of the host dwelling, it is considered that they will not cause any significant impact upon the street scene.

The design of the proposed extension is therefore considered acceptable in terms of the design and appearance and policies within Tendring District Local Plan (2007).

## Impact upon neighbouring amenities

The proposal will maintain 1 metre to the northern boundary and it will maintain 2.5 metres to the southern boundary. Due to the proposal being single storey with a flat roof, the fencing and existing landscaping along the boundary as well as the sufficient distance to the neighbouring boundaries, it is considered that there will be no significant impact upon neighbouring amenities. The rear lantern roof lights are high level meaning that there will be no overlooking or loss of privacy to neighbouring properties from these windows and are for light purposes only.

The extension is not considered to cause any adverse impact on the daylight, privacy and other amenities currently enjoyed by neighbouring property, and sufficient private amenity space is retained for the occupiers of the property.

The proposed roof lights will not be visible to the neighbouring dwelling to the north, however they will may be visible to the neighbouring dwelling to the south. Due to the proposals being located approximately 6.5 metres away from the neighbouring boundary, it is considered that they will not cause any significant impact upon the neighbouring dwelling.

## Other Considerations

Beaumont Parish Council have not commented on this application.

No letters of representation

## Conclusion

In the absence of any significant material harm resulting from the development, the application is recommended for approval.

## **6. Recommendation**

Approval - Full

## 7. Conditions / Reasons for Refusal

- 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. CMR-01 Revision A

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.

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