

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DN	25/9/18
Planning Development Manager authorisation:	AN	25/9/18
Admin checks / despatch completed	AN	25/9/18

*ER*

**Application:** 18/01097/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

**Applicant:** Mr Cliff Hornsby

**Address:** 20 Mayes Lane Ramsey Harwich

**Development:** Single storey rear extension, [REDACTED]

### 1. Town / Parish Council

**Ramsey & Parkeston Parish Council** No Objection

### 2. Consultation Responses

n/a

### 3. Planning History

96/00999/FUL	Conversion of garage and car port to habitable accommodation for elderly relative and insertion of bow window	Approved	18.09.1996
18/01097/FUL	Single storey rear extension, [REDACTED]	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

Local Planning Guidance

Essex Design Guide

## **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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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**

### **Site Description**

The application site is on the east side of Mayes Lane. The site comprises a single storey detached dwelling with living space in the roof, and has a large private garden to the rear. The front and rear roof slopes each have 2 dormers, and there is an existing single storey extension to the rear. Planning permission has been granted for a detached two storey dwelling on the adjacent site to the North West, but this dwelling has not yet been constructed. The site is within the Development Boundary of Harwich.

### **Proposal**

This application seeks planning permission for a single storey rear extension, measuring 6m in depth and 13.46m in width. It will fill the space between the existing rear extension and the opposite side elevation - adjacent to the north western boundary. It will have a flat roof, and an overall height of 2.72m. External elevations will be finished in render to match the host dwelling.

### **Appraisal**

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

#### **Visual Impact**

The proposed extension will be sited to the rear of the host dwelling, and adjacent to the existing rear extension, so will be largely screened from public view. The proposed dwellinghouse to the North West will provide additional screening when built - but even with the adjacent plot vacant the proposed extension will not appear overly prominent in the street scene. It is of a design and scale in keeping with the host dwelling, and the matching materials will create a sense of cohesive development.

### Impact on Neighbours

The proposed extension will be screened from the southern neighbours by the existing rear extension, so will have no impact on their amenities. The proposal is sited close to the north western boundary, but features no wide facing windows that would impact neighbour privacy. The 45 degree sunlight/daylight test has been carried out against the approved (but not yet constructed) dwelling on the adjacent plot, and there will be no significant impact on this neighbour's daylight or outlook as a result of the proposed extension.

### 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. The site benefits from a large back garden, and following the erection of the proposal 1305 square metres of private amenity space will be retained - which satisfies this policy.

### Other Considerations

Ramsey & Parkeston Parish Council have no objection to the 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: Dwg no. KJM10107 page: 001 Rev D, 002 Rev D, 003 Rev D, and 004 Rev D.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.