

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	27/9/18
Planning Development Manager authorisation:	AN	27/9/18
Admin checks / despatch completed	RNL	28/09/18

**Application:** 18/01245/FUL **Town / Parish:** Alresford Parish Council

**Applicant:** Mr & Mrs Sly

**Address:** Our Anchor Colchester Main Road Alresford

**Development:** Proposed single storey rear extension.

### 1. Town / Parish Council

**Alresford Parish Council** - does not object to the application.

### 2. Consultation Responses

n/a

### 3. Planning History

98/01327/FUL	Pergola	Withdrawn	08.01.1999
03/01166/FUL	Two storey extension to form living room, utility, bedroom and en-suite	Approved	06.08.2003
18/01245/FUL	Proposed single storey rear 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

HG9 Private Amenity Space

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Site Description**

The application site is on the north east side of Main Road, Alresford, opposite the junction with Coach Road. The site comprises a two storey semi-detached house, with existing two storey side extension and single storey rear extension. There is open farmland adjacent to the north western boundary, and to the south east - adjacent to the attached neighbour - are a collection of commercial premises with customer parking to the front. The site is outside the settlement development boundary.

### **Proposal**

This application seeks planning permission for a single storey rear extension - extending 3.8m beyond the existing rear extension and 7m beyond the side extension. The overall height of the flat roof will be 3.05m, and materials will match the host dwelling.

### **Appraisal**

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

#### **Principle of Development**

The site is outside the Settlement Development Boundary (SDB). Saved policy HG12 states that proposals for an extension to an existing dwelling outside the SDB will be permitted provided that, among other things, the extension is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling, retains sufficient space around the dwelling to protect its setting and would not adversely affect adjoining properties.

It is therefore considered that there is no principle objection to an extension, subject to meeting the above criteria, discussed below.

## Visual Impact

The proposed extension will be largely screened from the highway by the tall mature hedging bordering the adjacent field, and the tall fencing around the application site. Although the extension is large, its single storey nature means it will not appear overly prominent. It will not adversely affect the character of the locality, which is largely dominated by the commercial buildings to the east.

## Impact on Neighbours

The 45 degree daylight/sunlight test shows that the French doors to the rear of the neighbour's property are already obscured by the 45 degree overshadowing zone by the existing extension, so daylight and outlook of this opening are already impacted.

The impact of the proposal on the neighbour's conservatory will be increased compared with the existing extension - however, as the rear of the properties are north facing they do not benefit from direct sunlight throughout the day and overshadowing will therefore not be significant. As the centre of the conservatory will not be obscured in section by the 45 degree overshadowing zone, neighbouring light and outlook will not be so significantly affected as to warrant refusal of planning permission. No side facing windows are proposed that will impact neighbouring privacy.

## 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. Following the erection of the proposal, 332 square metres will be retained in the back garden - which satisfies this policy.

## Other Considerations

Alresford Parish Council do not object 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: 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.

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