
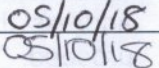


DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	04/10/2018
Planning Development Manager authorisation:	SCE	04.10.18
Admin checks / despatch completed		 05/10/18

Application: 18/01339/FUL **Town / Parish:** Elmstead Market Parish Council

Applicant: Mrs Sarah Willings

Address: 7 Hatchcroft Gardens Elmstead Colchester

Development: Single storey infill extension to the south east elevation comprising of an entrance lobby, utility and shower room. Alteration to the existing garage and shower room to allow for an office/playroom.

1. Town / Parish Council

Elmstead Market Parish Council

2. Consultation Responses

Building Control and Access Officer No comments

3. Planning History

63/00315/A Residential development Approved 04.08.1964

18/01339/FUL Single storey infill extension to the south east elevation comprising of an entrance lobby, utility and shower room. Alteration to the existing garage and shower room to allow for an office/playroom. 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

TR7 Vehicle Parking at New Development

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

SPL3 Sustainable Design

Local Planning Guidance

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 west of Hatchcroft Gardens, in a cul de sac location, inside the development boundary of Elmstead. It serves a semi detached two storey dwelling constructed of brick and render with a tiled roof, with front and rear dormer windows, a rear conservatory and a single storey flat roof side projection built up to the boundary with the property to the south. The front of the site has a long paved driveway for parking 2 no. cars, with an area of grass and planting adjacent. The rear garden is predominantly laid to lawn with close boarded fencing on the boundaries. There is no external access between the front and rear of the site, but a gate exists on the rear boundary of the site providing access to Old School Lane.

Proposal

The application proposes a flat roof, single storey infill extension to the south east elevation comprising of an entrance lobby, utility and shower room, plus the conversion of the existing garage and shower room to allow for a playroom/study. The extension will measure 4.95m deep by 2.5m wide with a maximum height of 3.1m. The facing materials to be used on the extension will be brick and block with weatherboarding to the front elevation.

Assessment

The main considerations of this application are the design, parking and 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 extension is a modest infill addition to the front of the property, which is appropriate to the site and the surrounding area. The extension will be set back over 12m from the road. The existing property to the south is located forward of the application site and as a result on approach into Hatchcroft Gardens the extension will be obscured from view. From other viewpoints the extension will also not be prominent from the road, and the use of boarding to the front elevation will be consistent with other dwellings within the street. The extension will be built up to the boundary with No. 9 Hatchcroft Gardens, but due to its set back within the plot and the positioning

of the existing built form the development is not considered to appear cramped or out of character. There will be no adverse impact upon the street scene and the development will blend satisfactorily with the area.

The conversion of the garage will only alter the fenestration arrangements on the rear elevation of the dwelling. There will be no impact on the surrounding area as a result of this part of the development and it is acceptable in design terms.

Parking

The extension will infill the front of the property, to bring this part of the dwelling level with the front elevation. The driveway to the dwelling and the parking arrangements will not be altered by the development, and although the proposal involves the conversion of the garage, this garage was not large enough to accommodate a car in its current form. The site will still be able to accommodate 2 no. off road car parking spaces on the driveway in line with current parking standards and the development is acceptable in this regard.

Impact on Residential Amenity

The development is located directly adjacent to the neighbour to the south, No. 9 Hatchcroft Gardens. No other neighbour will be affected by the proposal. The extension is considered to be a modest addition that will not be seen from, or impact upon, the garden of the neighbour due to the positioning of the garage to be converted. The development is single storey in nature, abuts and is obscured by a brick wall of the neighbours dwelling and does not propose any windows in the side elevation that would cause concerns of overlooking to neighbouring property.

The proposed development is not considered to result in any adverse impact on the privacy, daylight and other amenities currently enjoyed by neighbouring property.

Other Considerations

Elmstead Market Parish Council has not commented on the application.

Building Control has no comments on the 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 plans: Drawing Number P-07HCG-P002 Revision A and Drawing Number P-7HCG-P001 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.

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