

DELEGATED DECISION OFFICER REPORT

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

Application: 18/01263/FUL **Town / Parish:** Thorrington Parish Council

Applicant: Mr & Mrs E Obia

Address: Borel House Church Road Thorrington

Development: Proposed alterations & extensions to dwelling house.

1. Town / Parish Council

Thorrington Parish Council Not commented on the application

2. Consultation Responses

Not applicable

3. Planning History

17/00944/FUL	Proposed two storey and single storey extensions.	Approved	02.08.2017
17/02020/FUL	Resubmission of approval 17/00944/FUL to allow enlarged ground floor rear extensions and porch.	Approved	15.01.2018
18/01263/FUL	Proposed alterations & extensions to dwelling house.	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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Borel House a two storey detached dwelling located within the development boundary of Thorrington. The host dwelling is situated within a residential area predominately constructed from detached dwellings.

The application has had two previous permissions; 17/00944/FUL for a proposed two storey and single storey extensions. This application is to enlarge the ground floor rear extension and incorporate a porch. Application 17/02020/FUL proposed a resubmission of 17/00944/FUL to allow for the enlarged ground floor rear extensions and porch.

Proposal

The application seeks planning permission for a new entrance lobby/porch, two storey front stairwell extension, first floor extension, single storey utility room and a two storey rear extension. The proposed entrance lobby/porch will measure 3.15 metres in width, 2 metres in depth with an overall height of 3.7 metres. The proposed two storey front extension will measure 2.75 metres in width, 1.6 metres in depth to the ground floor and 2.75 metres in width, 2.7 metres in depth to the first floor with an overall height of 6.9 metres. The proposed first floor extension will measure 2.55 metres in width, 6.05 metres in depth with an overall height of 8.7 metres. The single storey side extension will measure 2.2 metres in width, 6 metres in depth with an overall height of 4.6 metres.

The two storey extension will measure 6.2 metres in width, 3.65 metres in depth to the ground floor, 4 metres in width, 2.55 metres in depth to the first floor with an overall height of 7.5 metres.

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 porch is situated to the front of the host dwelling and therefore it will be visible from the street scene of Church Road. However, due to the proposal being situated approximately 15 metres away from the highway and the proposal being constructed from matching materials to those used within the host dwelling, it is considered that there will not be any significant impact.

The proposed two storey stairwell extension is situated to the front of the host dwelling and therefore it will be visible to Church Road. Due to the proposal being situated approximately 15 metres away from the highway as well as the ridge height set lower to distinguish the proposal as an extension, it is considered that the proposal will not cause any significant impact upon the street scene. The gable projection is considered to be a narrow addition with the incorporation of glazing down the centre of the proposal which is a modern addition and a visual improvement to the dwelling.

The proposed first floor extension is situated to the southern side of the host dwelling and will be visible from Church Road. The proposal will be set back from the highway by approximately 19.5 metres and due to the use of matching materials, the proposal is considered to be in keeping with the character of the area and will not cause any impact upon the street scene.

The single storey extension to the southern side of the host dwelling will be visible from the street scene however due to the mono pitched roof, single storey nature as well as the use of the matching materials, the proposal is not considered to cause any significant impact upon Church Road.

The two storey rear extension is located to the rear of the host dwelling and therefore it will not be visible from the street scene. The proposal has a ridge height set lower than the host dwelling to clearly distinguish the proposal as an extension and due to the use of matching materials, the proposal is not considered to 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 porch will not be visible from the adjacent neighbours as it will be screened by the existing dwelling to the north and the proposed two storey extension to the south. Due to the minor nature of the proposal as well as it being single storey with a pitched roof, the proposal will not cause any significant impact upon neighbouring amenities.

The two storey stairwell extension will be visible to the neighbouring property to the south however due to the approximate distance of 7.5 metres and the pitched roof which will slope away from the neighbouring boundary; it is considered that the proposal will not cause any significant impact upon neighbouring amenities.

The first floor extension will not be visible to the neighbouring dwelling to the north, however the proposal will be visible to the neighbouring dwelling to the south. The proposal will retain 5 metres to the boundary which complies with Policy HG14 of the Tendring District Local Plan 2007. The

proposal has a pitched roof which will slope away from the neighbouring amenities and therefore reduce any loss of light to the neighbouring dwelling.

The single storey utility is located to the southern side of the host dwelling and therefore it will not be visible to the neighbouring dwelling to the north. The proposal will be visible to the neighbouring dwelling to the south however due to the single storey nature, the pitched roof; it is considered that the proposal will not cause any significant impact upon the neighbouring amenities.

The two storey rear extension will not be visible to the neighbouring dwelling to the north due to the existing gable projection which will screen the proposal. The extension will be visible to the neighbouring dwelling to the south however due to the approximate distance of 7.5 metres as well as the pitched roof which will slope away from the neighbouring boundary; it is considered that the proposal will not cause any significant impact upon neighbouring amenities. A window is proposed to the first floor side elevation of the rear extension which will have views onto the side elevation of the neighbouring dwelling to the south and due to the approximate distance of 7.5 metres from the neighbouring boundary, it is considered that the proposal will not cause any significant impact upon neighbouring amenities.

Other considerations

Thorrington Parish Council have not commented on this application.

No letters of objection have been received.

Conclusion

In the absence of significant material harm as a result of the development, this 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 and document: Drg. No. 124, Drg. No. 122, Drg.No. 123 and Planning Statement dated July 2018

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.

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