

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)

Application Site

The application site comprises of a north facing detached dwelling known as "10 Canterbury Road." The existing dwelling is finished in render with a brick plinth. Sited to the rear of the dwelling is an existing conservatory and existing flat roof extension. The dwelling benefits from an existing garage sited rearward of the dwelling with a outbuilding to the rear. Situated along its neighbouring boundaries is a variety of fencing and planting.

Proposal

This application seeks planning permission for the erection of a single storey rear extension following removal of the existing conservatory.

Assessment

Design and Appearance

The proposal will be sited to the rear and therefore not publicly visible.

The proposed enlargement is of a size which is appropriate to the existing house and will be constructed from materials which match the existing dwelling.

As the existing dwelling comprises of a hipped roof design it is considered that the flat roof of the proposal would not be inkeeping with that of the existing dwelling however as it will be sited to the rear the use of a flat roof would not have a harmful impact to the appearance of the existing dwelling. The existing dwelling already has a flat roofed enlargement to the rear and the replacement of the conservatory with a flat roofed extension would relate well with this existing enlargement resulting in a visual improvement to the rear of the dwelling.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Impact on Neighbours

Sited rearward of the application dwelling and neighbouring dwellings are garages and outbuildings. These outbuildings will provide partial screening of the proposal meaning that only small sections of the proposal will be visible to them. These existing garages also create open spaces between the properties meaning that the proposed enlargement will be sited a minimum of 2.5m from each neighbouring properties. As a result of predominant screening by the existing outbuildings and its distance away from neighbouring dwellings it is considered that the proposal would not result in a significant harmful impact to neighbouring properties in terms of loss of outlook, light and privacy.

Other Considerations

Holland is non parished and therefore no comments are required. No further letters of representation have been received.

Conclusion

In the absence of material harm resulting from the propose 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: 01.

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.