

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	10/10/2018
Planning Development Manager authorisation:	SCE	10.10.18
Admin checks / despatch completed	en	11/10/18

Application: 18/01464/FUL **Town / Parish:** Brightlingsea Town Council

Applicant: Mr Chris Scott

Address: 143 Chapel Road Brightlingsea Colchester

Development: Single storey rear and side extension. Alterations to front elevation.

1. Town / Parish Council

Brightlingsea Town Council Supports application

2. Consultation Responses

N/A

3. Planning History

12/00031/FUL	Retention of concrete prefabricated garage on concrete base.	Approved	27.02.2012
18/01464/FUL	Single storey rear and side extension. Alterations to front elevation.	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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies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 (including Site Description and Proposal)

Application Site

The application site comprises of a west facing two storey semi-detached dwelling known as 143 Chapel Road. The dwelling is set back from the highway with an adjacent garage with driveway. The existing dwelling currently benefits from a side and rear extension which has been finished in cream boarding. Sited to the rear is a large garden with fencing along each neighbouring boundary.

Proposal

This application seeks permission for the erection of a side and rear extension following demolition of the existing. The proposal also includes alterations to the front elevation comprising of a small roof to the existing bay window and doorway along.

The alterations also show alterations to the first floor windows which do not require planning permission.

Upon the officers site visit the applicant discussed changing the material from boarding to brick. As the existing dwelling is constructed from brick it was considered that this would be an appropriate change and amended plans have since been provided.

Assessment

Design and Appearance

The local area comprises of a variety of two storey detached and semi-detached dwellings varying in design and materials. Some of these dwellings have previously extended to the side and rear.

The proposal will be located to the front, side and rear of the dwelling resulting in it being publicly visible from Chapel Road.

Whilst visible the dwelling is set back from the front of the site by 8m with the proposed extension being set back 11.5m from the front boundary. This set back as well as the enlargements single storey design and use of matching materials will ensure that the proposal appears as a subservient addition to the dwelling reducing its prominence within the streetscene.

The proposed extension will be set back from the front wall of the dwelling by 2.9m further reducing its prominence and visual impact.

The proposed front alterations to the existing windows are minor improvements to the existing dwelling which will not infringe upon the dwellings existing character or appearance.

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

In conclusion the proposal will not result in a harmful impact to the character and appearance of the existing dwelling or area.

Impact on Neighbours

The front alterations will not have a harmful impact to the neighbouring properties.

The proposal will not result in a significant impact to neighbouring amenities of 1A Bell Green as it will be sited 5.5m from this neighbouring boundary and predominantly screened by the applications sites existing garage and boundary fencing.

The proposal will be sited along the boundary shared with the host dwelling of 141 Chapel Road sited to the south of the site. As a result of its close proximity to this neighbour the proposal will result in a loss of light and outlook to the adjacent property.

As the proposal will result in a loss of light to this neighbour the sunlight/ daylight calculations within the Essex Design Guide have been applied to the proposal. The 45 degree line in plan would intercept this neighbouring property encompassing its rear window however in elevation the 45 degree line would only intercept the lower section of this window. As the 45 degree lines do not fully encompass or strike through the centre of the neighbouring dwellings rear opening in both elevation and plan the loss of light is considered not so significant to justify refusing planning permission upon.

Sited along the rear elevation of the neighbouring dwelling of 141 Chapel Road are two openings comprising of a patio door and smaller window which serve a kitchen/ dining area. Due to the proposals siting along the boundary it will result in a loss of outlook to the closest opening. The enlargement will have a flat roof design and will measure 2.8m in height. The existing fencing, which could be increased to 2m in height under permitted development, will screen the majority of this proposal reducing the impact on the neighbour. As the neighbouring dwellings kitchen area is served by another opening to the rear and as a result of the proposals low height and screening by way of boundary fencing it is considered that the loss of outlook in this instance is not so significant to justify refusing planning permission.

Due to the proposals single storey design and lack of windows along its side elevation the proposal would not result in a loss of privacy to 141 Chapel Road.

Other Considerations

Brightlingsea Town Council supports the application.
No further letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed 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: 1801-10-200 Revision 1, 1801-10-130 and 1801-10-100 Revision 1.

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.