

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	11/10/2018
Planning Development Manager authorisation:	SCE	11.10.18
Admin checks / despatch completed	SB	15/10/18.

**Application:** 18/01401/FUL **Town / Parish:** Elmstead Market Parish Council

**Applicant:** Mr & Mrs Dupree

**Address:** 24 Holly Way Elmstead Colchester

**Development** Proposed single storey front extension to form new porch & wet room.

### 1. Town / Parish Council

Elmstead Market Parish Council No comments received.

### 2. Consultation Responses

N/A

### 3. Planning History

18/01401/FUL Proposed single storey front extension to Current form new porch & wet room.

### 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north of Holly Way, inside the development boundary of Elmstead Market. It serves a semi detached 1 ½ storey dwelling, with a staggered front elevation, and an inset front door. It also has a front flat roof dormer and is constructed of brick to the side elevation and render/boarding to the front with a tile roof. The front of the site is entirely open and is laid to lawn with an area of concrete opposite the front door. A long driveway extends down the side of the property leading to a garage.

### **Proposal**

The application proposes a single storey front extension to form new porch & wet room. The extension will measure 2.7m deep by 3.6m wide, with a monopitch roof with eaves height of 2.4m and maximum height of 3.6m. The extension will be constructed of render with a tile roof to match the existing dwelling.

### **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 single storey front extension that is considered to be of a scale and nature appropriate to the site and the surrounding area.

The eaves of the extension will match the lowest eaves of the roof slope on the front elevation and at its highest point the extension will meet the cut in the roof that currently exists. Through amendment to the application the extension will be constructed with matching render, as opposed to matching brickwork, to act as a softer facing material allowing the extension to blend acceptably with the render that exists on the front of the host dwelling and other similar dwellings in the area. Furthermore, as the roof will be a prominent feature of the dwelling the use of matching roof tiles makes the development acceptable in design terms.

The extension will extend beyond the building line of this set of semi detached dwellings by 1.6m, however, the semi detached properties to the south west of the site are situated slightly forward of this building line. The proposed extension will not extend any further forward of the dwellings to the south west. Due to this, the extensions modest nature and as the extension will be set back

7m from the road; it is considered that the development is acceptable in terms of its impact upon the street scene.

### Parking

Whilst the extension extends onto the concrete area in front of the front door, which would result in less space for parking at the front of the site, there is a driveway that extends down the side of the property to a garage, which allows for the parking of at least 2 no. cars in line with current parking standards. Despite the extension encroaching on some of the existing hardstanding, there is no objection to the level of off street parking still available at the site and the application is considered acceptable in this regard.

### Impact on Residential Amenity

The proposed extension is located to the front of the dwelling so will not impact upon the private amenities of neighbouring property. Furthermore, the proposed extension will have a window in either side elevation, but due to its position within the site, and the single storey modest nature of the development, it is not considered to cause any adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

### Other Considerations

Elmstead Market Parish Council has not commented 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 No. P01c received 19th September 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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