

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	23/10/2018
Planning Development Manager authorisation:	SCE	25.10.18
Admin checks / despatch completed	ML SB	26/10/18 26/10/18

Application: 18/01475/FUL **Town / Parish:** Beaumont Parish Council

Applicant: Mr and Mrs Melloy

Address: Peartree Cottage Chapel Road Beaumont

Development: Single storey side extension.

1. Town / Parish Council

Beaumont Parish Council No Comments received

2. Consultation Responses

Not applicable

3. Planning History

18/01475/FUL Single storey side extension. 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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

TR1A Development Affecting Highways

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The application site comprises of a north facing two storey detached dwelling known as "Peartree Cottage." The dwelling is set back on its plot with an area for parking adjacent to the house. An existing car port is present to the west of the house and the dwelling has also previous been extended to the rear.

Proposal

This application seeks planning permission for the erection of a single storey side extension.

Since receipt of the application the proposal has been amended to show openings which match the host dwelling to ensure that the addition relates better with the existing house.

Assessment

Design and Appearance

The area comprises of a variety of two storey dwellings varying in design and materials.

The proposal will be sited to the side and therefore publicly visible.

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

The proposal relates appropriately with the host dwelling incorporating elements such as a small slope to its roof design and window detailing which matches the existing house.

The proposal will be set 7m from the front boundary of the site which will reduce its prominence within the streetscene.

As a result of the proposals single storey design, use of matching materials and set back from the front of the site it is considered that the proposed enlargement would not result in a harmful impact to the appearance or character of the existing dwelling or area.

The site is situated outside the housing settlement limits however as the proposal will be in keeping with the existing character of the dwelling and will not harm the character of the surrounding area the proposal meets Policy HG12 of the Adopted Local Plan 2007.

Highway Safety

The proposal will be sited on land currently used as parking however there is sufficient space sited to the front and side of the dwelling to allow the parking of two vehicles in line with the Essex County Council Parking Standards and therefore the proposal would not result in a harmful impact in terms of highway safety.

Impact on Neighbours

There are no immediate neighbouring properties to the east of the site.

The proposal will not result in a harmful impact to neighbouring amenities to the neighbouring dwelling of "Ivy Cottage" sited to the west of the site as it will be sited sufficient distance away from the boundary and screened by the existing outbuilding and boundary planting.

Other Considerations

Beaumont Parish Council have not commented on the application.
No 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: A-1802-PL-02 Revision B, A-1802-PL-03 Revision A and A-1802-PL-04 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 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.