

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

Proposal

This application seeks permission for the erection of a single storey rear extension to a house located within the settlement development boundary of Manningtree.

Design and Appearance

The proposed single storey rear extension will replace the existing conservatory and small rear extension thereby reducing the additional footprint created. The extension will also replace the roof on the existing garage which will increase its height by 0.65 metres. Although the height of the garage will no longer match that of the one it joins at 38 Hunter Drive it is not considered to have a significant impact on the street scene. The garages along Hunter Drive all have flat roofs however they are in varying positions compared to the houses, some are set forward, some are level and some are set back confirming there is not a consistent pattern in this case. The extension will be finished in render which due to its position to the rear will not have a significant impact on the character of the immediate area or the existing dwelling. Render is a feature found on the surrounding dwellings, seen in Hunter Drive between the ground and first floor windows and on some porches and additions.

The design and scale of the extension is acceptable in relation to the host property and would result in no material harm to visual amenity.

Impact upon Residential Amenity

The proposed extension will be sited 0.18m from the boundary to the north shared with 42 Hunter Drive and 1.2m from the boundary to the south shared with 38 Hunter Drive, however the flat roof will extend beyond the walls to the south and it will be built up to the southern boundary. Bi fold doors and one window serving the kitchen will look over the garden, there are no side facing windows. There will be no significant impact to either neighbour in respect of loss of privacy or outlook.

Due to the close proximity to both side boundaries the proposal has the potential to result in a loss of light and therefore the calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would intercept the rear elevation kitchen window at 38 Hunter Drive, however in elevation it would not intercept any windows which serve rooms in the house at 38 Hunter Drive. The neighbour at 42 Hunter Drive has a parapet wall built on the shared boundary with a conservatory across the rear elevation of their house. The 45 degree line in plan does not intercept the conservatory and in elevation it catches less than half. It is therefore considered that the loss of light is not so significant to justify refusing planning permission.

Saved Policy HG9 of the Tendring District Local Plan 2007 seeks to provide a minimum of 100 square metres of private amenity space for a three bedroomed property. The existing private amenity space is measured at approximately 89 square metres owing to the existing additions to the property at the rear and falling just under the recommended standard. The construction of the proposal would reduce the private amenity space to 68 square metres. Although the standard is not met, in view of the shape of the garden, it remains a very usable space. On balance the

reduction in private amenity space below the required minimum is acceptable in this case and does not have a significantly harmful impact.

There will be no change to the off road parking provision at the front of the property.

Other Considerations

Lawford Parish Council has no objection to this application.

One letter of representation has been received which raises the following concerns:

1. Raising of the garage roof will have a negative visual impact – this has been addressed in the report
2. Is the garage dividing wall strong enough to be raised and possible damage to neighbours garage roof – The applicants architect has responded to this query confirming that new walls will be installed to support the roof structure.
3. Blockage of communal drains

For points 2 and 3 above the applicant may be required to give notice to the neighbours of their intentions under the Party Wall etc. Act 1996.

No other letters of representation 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

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - To comply with the requirements of Section 92 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: 102 REV. B and 103 REV. 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 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.

You may be required to give notice to your neighbours of your intentions under the Party Wall etc. Act 1996. Further information can be found on the government website.
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#introduction>

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
---	------------	-----------

Are there any third parties to be informed of the decision? If so, please specify:	YES	NO