

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	17/12/18
Planning Development Manager authorisation:	AN	17/12/18
Admin checks / despatch completed	PW	18/12/18

**Application:** 18/01743/FUL                      **Town / Parish:** Beaumont Parish Council  
**Applicant:** Mr & Mrs George Suddaby  
**Address:** 16 Coronation Villas Harwich Road Beaumont  
**Development:** Part single and part two storey rear extension plus a front canopy/porch.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

17/01952/FUL	Two storey rear extension.	Approved	27.02.2018
18/01408/FUL	Open plan porch, formed with oak posts and hand cut hipped roof, to wrap around from the front and join onto existing outbuilding on the side of the house.	Approved	
18/01682/FUL	Two storey rear extension.	Approved	
18/01743/FUL	Part single and part two storey rear extension plus a front canopy/porch.	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

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Proposal**

This application seeks planning permission for a front and side porch canopy; and a part two storey, part single storey rear extension to a dwelling house within the development boundary of Beaumont. Ground works have already begun.

### **Design**

The proposed front and side porch canopy will be prominent on the front elevation of the property - but relates well to the house and is in keeping with the style of similar porches on nearby dwellings. The rear extension maintains adequate separation from the side boundary, and the scale is in keeping with the host dwelling and the size of the plot.

### **Impact on Neighbours**

The rear extension steps to single storey adjacent to the boundary with the attached neighbour, which will protect the daylight and outlook of this neighbour. There will be no significant overshadowing to the neighbour to the north.

The side facing window proposed at first floor level serves an en-suite shower room and a condition will be imposed that the window should be obscure glazed in perpetuity. No other proposed windows will impact neighbouring privacy.

The porch canopy is only single storey height, and will not impact neighbouring amenities.

Other Considerations

Beaumont Parish Council has made no comment on the application.

No letters of representation have been received.

Conclusion

In the absence of material harm as a result of the proposed development, this application is recommended for approval.

**6. Recommendation**

Approval - Full

**7. Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. PP-01.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 2 The first floor window to the side elevation shall be glazed in obscure glass prior to occupation, and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of neighbouring properties.

**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.

<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