

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	17/12/2018
Planning Development Manager authorisation:	SCE	17.12.18
Admin checks / despatch completed	A	18/12/18

Application: 18/01829/FUL **Town / Parish:** Great Oakley Parish Council

Applicant: Mr and Mrs Young

Address: Sheerbliss Harwich Road Great Oakley

Development: Proposed two storey side extension.

1. Town / Parish Council

Great Oakley Parish
Council

Great Oakley Parish Council have no objection to make regarding this application.

2. Consultation Responses

Not applicable

3. Planning History

18/01829/FUL Proposed two 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
EN17 Conservation Areas
TR7 Vehicle Parking at New Development
TR1A Development Affecting Highways

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design
PPL8 Conservation Areas

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 or a north west facing two storey demi detached dwelling and adjacent detached garage. Sited to the north east is an access which serves an existing village hall to the rear.

Proposal

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

The proposal has since been amended to show the removal of roof lights which were proposed along the front elevation.

Assessment

Design and Appearance

The area is characterised by two storey dwellings many of which have previously extended by way of two storey or single storey enlargements.

The proposal will be sited to the side and as a result of its width will be a noticeable feature within the streetscene.

The proposed addition will incorporate similar design aspects to the host dwelling such as matching window detailing and the use of matching materials. The proposed extension will be lower in height than the host dwelling by 0.4m and will be set back from the front wall of the existing dwelling by 0.2m. This set back and lower height together with matching detailing will ensure that the proposal does not dominate the host dwelling and appears as a subservient addition.

The dwelling is situated on a wider plot compared to the other dwellings and therefore is large enough to accommodate this size of an extension without it appearing cramped within the streetscene.

The new enlargement will be set back 11m from the front of the site. This set back as well as its reduction in height and matching design to the host dwelling will prevent the proposal from having a harmful impact to the appearance and character of the existing area.

The proposal will also be consistent with other properties within the immediate vicinity which also benefit from two storey enlargements.

Conservation Area

Whilst the dwelling is not located within the Conservation Area the boundary for this designated area runs along the front of the site. As the proposal will be set back from the front of the site and as it will relate appropriately to the existing house it is considered that the proposal would not result in a harmful impact to the appearance or character of the conservation area.

Highway Safety

The proposal will result in the loss of the existing garage and parking at the site however as the dwelling is set back from its front boundary there is sufficient space to the front of the house which will be retained and is of an appropriate size to accommodate the parking of two vehicles in line with the Essex County Council Parking Standards. The proposal would therefore not result in a harmful impact to highway safety.

Impact on Neighbours

The existing dwelling is separated from the dwellings to the north east by an access serving the village hall to the rear. As a result of this separation distance and planting screening the proposal the new enlargement would not result in a harmful impact to any of these north eastern neighbours.

The proposal will be screened from the neighbouring dwelling to the south west and would therefore not result in any loss of outlook or light to this neighbour. The proposal does incorporate a new opening at first floor level which will serve a new en suite however as the neighbouring property is already overlooked by the host dwelling and other surrounding dwellings any loss of privacy resulting from this window is not considered so significant to refuse planning permission upon.

Sited to the rear is an existing village hall. The proposal will be a noticeable addition when viewing the dwelling from the village hall however as the enlargement will be sited ample distance away from the boundary shared with this hall it would not result in an harmful impact to users of this hall.

Other Considerations

Great Oakley Parish Council has no objection to the proposal.
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: PA.002 Revision A, PA.005 Revision B and PA.006 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.