

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	10/01/2019
Planning Development Manager authorisation:	SCE	16.01.19
Admin checks / despatch completed	ER	17/01/19

Application: 18/01972/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mr and Mrs Fordham

Address: 16 Hawkins Road Alresford Colchester

Development: Proposed single storey rear and side extension.

1. Town / Parish Council

Alresford Parish Council Alresford Parish Council have no objection to this application.

2. Consultation Responses

Not Applicable

3. Planning History

18/01972/FUL Proposed single storey rear and 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

TR7 Vehicle Parking at New Development

TR1A Development Affecting Highways

HG9 Private Amenity Space

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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for the erection of a single storey side and rear extension to a semi-detached dwelling within the development boundary.

Assessment

Design and Appearance

The proposal will be sited predominantly to the rear with a small section protruding from the side elevation which will be publicly visible. Although parts of the proposal will be publicly visible the enlargement will be set back from the front of the site sufficiently to reduce its prominence. It is also noted that a number of the neighbouring dwellings within the immediate vicinity also benefit from side additions.

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

Upon completion of the proposal the private amenity space to the rear will equate to 84m². Whilst this is contrary to Saved Policy HG9 which states that three bedroomed properties should have 100m² private amenity space, the area left to the rear still represents a sufficient usable area and it is considered that this would not be so significant to refuse planning permission upon.

Highway Safety

The proposal will be constructed on the existing driveway of the site and will therefore encroach upon the existing parking arrangements for the site. The remaining driveway and area to the front of the dwelling is of an appropriate size to facilitate the parking of two vehicles in line with the Essex county Council Parking Standards. The proposal would therefore not result in a harmful impact in terms of highway safety.

Impact on Neighbours

Due to the sites close relationship with its adjoining neighbour the proposal will result in a loss of light and outlook to 17 Hawkins Road located to the east. The sunlight/ daylight calculations from the Essex Design Guide have been applied to the plans and the 45 degree line in plan would intercept this neighbours rear window however in elevation would only intercept the lower section of this window. It is therefore considered the loss of light to this neighbour is not so significant to refuse planning permission upon.

The existing dwelling and its adjoining neighbour currently have an existing fence which runs along the shared boundary. This fence will predominantly screen the proposal and could be increased in

height to 2m which would further screen it. The proposed enlargement will also have a low eaves height of 2.5m. It is therefore considered that the loss of outlook to 17 Hawkins Road would not be so significant in this instance to refuse planning permission upon.

Due to its single storey nature and design the proposal would not result in a loss of privacy to 17 Hawkins Road.

The neighbouring dwelling of 15 Hawkins Road has an existing extension to the rear which will screen this proposed enlargement. The proposal will not protrude past this neighbouring extension and would therefore not result in a significant impact to the residential amenities of this neighbour.

Other Considerations

Alresford Parish Council have no objections to the proposal.
No further comments 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: Drawing No's 2435/03, 2435/04 and 2435/05.

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.