

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	RW	17/1/19
Planning Development Manager authorisation:	SCE	18.01.19
Admin checks / despatch completed	RW SB	18/1/19 18/01/19.

Application: 18/01959/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr & Mrs Troman

Address: 25 Gainsborough Drive Lawford Manningtree

Development Single storey rear extension.

1. Town / Parish Council

Lawford Parish Council No comments received.

2. Consultation Responses

n/a

3. Planning History

09/00146/FUL Erection of two storey side extension and single storey front extension. Approved 20.04.2009

18/01959/FUL Single storey rear 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 single storey rear and side extension to a dwelling within the Development Boundary of Manningtree.

Design and Appearance

The ground level of the application site is significantly lower than the highway to the front, and higher than the neighbouring dwellings to the rear. Despite this, the proposed extension will not be prominent in the street scene due to its siting to the rear of the property and the existing mature trees and hedges at the western boundary of the site. The proposal will be visible from Keating Close, through gaps between the neighbouring properties to the rear. However, the extension is well designed and relates well to the host dwelling. Adequate private amenity space is retained.

Impact on Neighbours

The proposal is sited close to the boundary of the property, but is separated by neighbouring dwellings by at least 6.5m in each direction. Although the proposal is on higher ground than neighbouring properties, the separation is adequate that there will be no significant impact on neighbours' daylight or outlook. The proposal is only single storey, and the rear and side facing folding doors will have no greater impact on neighbouring privacy than the windows of the existing conservatory.

Other Considerations

Lawford Parish Council has made no comment on the application, and 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 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. 02.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	NO
Are there any third parties to be informed of the decision? If so, please specify:	NO