

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	07/02/2019
Planning Development Manager authorisation:	SCE	14.02.19
Admin checks / despatch completed	KNE SB	15/02/19. 15/02/19

**Application:** 19/00017/FUL

**Town / Parish:** Alresford Parish Council

**Applicant:** Mr A Alvarez

**Address:** Columbia Ford Lane Alresford

**Development:** Proposed single storey rear extension and front porch.

### 1. Town / Parish Council

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

### 2. Consultation Responses

Not applicable

### 3. Planning History

19/00017/FUL      Proposed single storey rear extension and front 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  
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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 rear extension and front porch to a dwelling sited within the development boundary.

Amended plans have since been received reducing the depth of the proposal and omitting a window serving the kitchen from the side elevation.

### Assessment

#### Design and Appearance

The proposed porch will be to the front and publicly visible. The proposed porch will be set back from the front of the site by 6m and constructed from materials which match the existing dwelling to prevent it from appearing as a harmful addition within the streetscene.

The proposed extension will be sited to the rear with parts of it being visible between the open spaces between buildings. Whilst visible the rear extension will be predominantly screened by the host dwelling and set back sufficiently from the front of the site to reduce its impact to the streetscene.

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

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

#### Highway Safety

The proposal will encroach upon the existing space to the front currently used for parking resulting in a loss of some of this space. The area to the front and side of the site is an appropriate size to accommodate the proposal and parking of two vehicles in line with the Essex County Council Parking Standards and would therefore not result in a harmful impact to highway safety.

#### Impact on Neighbours

Situated to the south of the site is Alresford Primary School. The proposal will be visible to this adjacent site over the existing boundary fence however it will be sited a minimum distance of 1m from this boundary and predominantly screened by fencing which would minimize views of the extension. The proposal would therefore not result in a harmful impact to the users of this neighbouring site.

The proposal will be visible to the neighbouring dwelling known as Green Island sited to the north of the site.

The sunlight/ daylight calculations specified within the Essex Design Guide have been applied to the proposal to ascertain the level of light which will be lost to this neighbour. Due to the distance away from the boundary and design of the proposal the 45 degree lines in elevation and plan would not intercept any of the rearward facing openings on this neighbouring property. Furthermore existing outbuildings situated in the neighbouring garden and boundary fencing will predominantly screen the proposal. The level of light lost to this neighbour is therefore not so significant to refuse planning permission upon.

The proposal will be sited 4m away from the neighbouring dwelling of Green Island and will be predominantly screened by existing boundary fencing and outbuildings and would therefore not result in a significant loss of outlook to this neighbour.

The proposal will not result in a loss of privacy to this neighbour.

#### Other Considerations

Alresford 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 will be 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: P01b.

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.