

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	04/03/2019
Planning Development Manager authorisation:	SCE PW	04.03.19
Admin checks / despatch completed		5/3/19

**Application:** 19/00046/FUL **Town / Parish:** Little Oakley Parish Council *ER*

**Applicant:** Mr and Mrs Steven Fenner

**Address:** 2 Lodge Road Little Oakley Harwich

**Development:** Two storey side extension, rear conservatory, single garage to side extension, front porch and new blocked paved front drive.

### 1. Town / Parish Council

Little Oakley Parish Council

Little Oakley Parish Council have looked at the planning application for 2 Lodge Road and would like to give the decision of Neutral. However the Councillors would like it noted that they are concerned about the close proximity of the end of the garage (2 Lodge Rd) to the neighbouring outbuildings.

### 2. Consultation Responses

Not applicable

### 3. Planning History

12/01074/FUL	Front porch, two storey side extension, rear conservatory, and new block paved drive for private use.	Approved	21.11.2012
13/00161/FUL	Two storey side extension, rear conservatory, single garage to side extension & new blocked paved front drive for private use.	Approved	27.03.2013
19/00046/FUL	Two storey side extension, rear conservatory, single garage to side extension, front porch and new blocked paved front drive.	Current	

### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019  
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

## 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 is located within the defined settlement limits of Little Oakley. The dwelling is a semi-detached two-storey ex-local authority property, with flat roof single-story side addition.

### Proposal

This application seeks permission for the erection of a two storey side extension, rear conservatory, single garage and new blocked paved drive.

### History

Applications for the proposal have previously been received and approved by the planning department under reference 13/00161/FUL and 12/01074/FUL and have since then lapsed.

### Assessment

#### Design and Appearance

The proposed two-storey extension is considered to be of a size, scale and height that is in keeping with the character of the existing dwelling, and is well related and in proportion to the original dwelling. It is noted this extension has already been approved under 12/01074/FUL, ~~and~~ 13/00161/FUL

The front porch and rear conservatory are also considered to be of a size, scale and height that is in keeping with the character of the existing dwelling, and is well related and in proportion to the original dwelling.

This current proposal also includes a garage to the already approved side extension. This garage has been set back 0.44m from the front elevation of the side extension to give a degree of articulation and a sense of subservience. The garage is considered to be acceptable and does not adversely affect visual amenity and was approved within planning permission 17/00161/FUL.

The existing dwelling is situated on a fairly wide plot meaning that the proposal would not be considered to represent over-development of the site, and would not adversely affect neighbouring residential amenities or visual amenity.

The provision of block paving is not out of character in this area and is therefore acceptable in this instance as it does not adversely affect visual amenity.

The block paving does not cover the entire front garden and due to the lie of the land any run-off will be to a permeable area within the site, and consequently there is no increase in harm to the interests of highway safety and flooding.

The proposed extensions will be constructed from materials which are consistent with the host dwelling.

#### Impact on Neighbours

The proposed extensions are of an appropriate size and distance to the neighbouring sites and therefore would not result in a significant impact in terms of loss of residential amenities neighbouring properties.

The garage is also considered to be acceptable in terms of impact on neighbouring residential amenity. The garage roof is designed to hip away from the neighbouring property at No. 1 Bayview Crescent, and no objection has been received from this property to the proposal. Due to orientation, design and siting, the garage is not considered to have any adverse impact on residential amenity.

#### Other Considerations

Little Oakley Parish Council have raised concerns over the close location of the proposal to the neighbouring sites.

The proposal will be set off of the boundary and due to the angling of plots the proposal is considered not to result in any additional harm to residential amenities.

No further letters of representation have been received.

#### Conclusion

In the absence of material harm resulting from the proposal 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: 64-2012-04PE, 64-2012-05PE and 64-2012-03PE.

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.