

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	08/03/2019
Planning Development Manager authorisation:	SCE	11-03-19
Admin checks / despatch completed	AW	12/3/19

*ER*

**Application:** 19/00108/FUL **Town / Parish:** Weeley Parish Council

**Applicant:** Mr Ray Kemp

**Address:** 4 Kempton Park Bungalows Clacton Road Weeley

**Development:** Proposed single storey rear extension (following demolition of existing porch and conservatory) and internal alterations.

### 1. Town / Parish Council

Mrs Nicola Baker

Weeley Parish Council has no objection to this application

### 2. Consultation Responses

N/A

### 3. Planning History

19/00108/FUL	Proposed single storey rear extension (following demolition of existing porch and conservatory) and internal alterations.	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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 within the development boundary of Weeley. It serves a bungalow constructed of brick and weather boarding and tiled roof with a single story side porch, and a previously added conservatory at the rear. The rear garden is laid to lawn with a small patio with close barding fencing on the boundaries. The front of the site is laid to lawn with a concrete part leading to the side of the dwelling for parking.

### Proposal

This application seeks planning permission for a single storey rear extension, following the demolition of the existing conservatory and side porch. The proposal will measure a maximum depth of 4.05m, 5.8m wide and will have a flat roof with a maximum height of 2.4m. It will be constructed of brick and weather boarding to match the existing dwelling.

### Assessment

The main considerations of this application are the design and impact upon residential amenity.

### Policy Considerations

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

### Design and Appearance

The proposed rear extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. There will be no views of the extension from the road, so the development will not be publicly visible or have any impact upon the street scene.