

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	07/03/2019
Planning Development Manager authorisation:	SCE	12.03.19
Admin checks / despatch completed	ER	14/03/19

**Application:** 19/00129/FUL **Town / Parish:** Beaumont Parish Council

**Applicant:** Mr and Mrs Brookes

**Address:** 2 Hawthorne Cottages Beaumont Road Great Oakley

**Development:** Single storey rear extension.

### **1. Town / Parish Council**

Great Oakley Parish Council      No Comments received

### **2. Consultation Responses**

Not applicable

### **3. Planning History**

98/00598/FUL      Single storey rear extension      Approved      10.06.1998

19/00129/FUL      Single storey rear extension.      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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

PPL3 The Rural Landscape

### **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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 to a semidetached dwelling outside of the development boundary.

### Assessment

#### Design and Appearance

The proposal will be sited to the rear however as a result of the open space between the host dwelling and its neighbour to the north will the extension will be publicly visible when viewing the house.

Whilst publicly visible from Beaumont Road the proposal will be set back from the highway and will be predominantly screened by the host dwelling which will prevent it from appearing as a harmful feature within the streetscene.

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

The proposals design differs to the existing house however as it will be sited rear this would not have an adverse impact to the dwellings overall appearance.

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

The site is situated outside the housing settlement limits however as the proposal will be in keeping with the existing character of the dwelling and will not harm the character of the surrounding area the proposal meets Policy HG12 of the Adopted Local Plan 2007.

#### Impact on Neighbours

The proposal will be sited sufficient distance away from the neighbour to the north and well screened by the existing boundary treatment.

Sited to the south is the adjoining neighbour "1 Hawthorn Cottage" which adjoins the application dwelling. This neighbour has a rear conservation and a rear window sited next to the boundary fence.

The proposal will be sited 1m away from the neighbouring boundary and as a result the dwellings orientation and its design would not result in a loss of light or privacy to this neighbour.

The proposal will be visible from the existing neighbouring kitchen window however as it will be sited sufficiently away from this boundary, partially screened by existing boundary fencing and have a low eaves height of 2.5m would not result in such a significant loss of outlook to refuse planning permission upon.

### Other Considerations

Great Oakley Parish Council have not commented on the application.  
No letters of representation 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: BHC-01 Revision A.

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.