

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	02/04/2019
Planning Development Manager authorisation:	SCE	02.04.19
Admin checks / despatch completed	MS	2/4/19

Application: 19/00197/FUL

Town / Parish: Ramsey & Parkeston Parish Council

Applicant: P Davis & Ms Smith

Address: 29 Edward Street Parkeston Harwich

Development: Proposed two storey side extension, single storey rear extension and loft conversion.

1. Town / Parish Council

Ramsey & Parkeston Parish Council

The view of the Ramsey & Parkeston Parish Council is no objection.

2. Consultation Responses

n/a

3. Planning History

19/00197/FUL	Proposed two storey side extension, single storey rear extension and loft conversion.	Current
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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

HG9 Private Amenity Space

HG14 Side Isolation

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

SPL3 Sustainable Design

Local Planning Guidance

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 additions and alterations to a semi-detached bungalow within the development boundary of Harwich. The proposed works comprise: a side extension matching the height of the host dwelling (including accommodation in the loft space), 2 front former windows, 1 larger rear dormer, and a single storey rear extension to replace the existing conservatory.

Design and Appearance

The proposed side extension will be visible from the highway - but due to its setback from the front elevation, and the buildings location at the end of a cul-de-sac, the addition will not be overly prominent. The proposal fails policy HG14, as the extension is 6m tall and 0.9m from the boundary. However, as there is no neighbouring dwelling to that side it will not result in a cramped appearance. The front dormer windows are small, and comply with the Essex Design Guide's requirement that they be minor incidents in the roof plane to light the roof space, rather than gaining head room. The rear dormer, on the other hand, spans the width of the roof slope (of both the existing dwelling and extension). However, as it is to the rear of the property it will largely be screened from public view and will not harm the visual amenity of the area.

The proposed rear extension measures 3m in depth, the same as the conservatory it replaces. The pitched roof is higher than the existing flat roof, but there will be no harm as the proposal is screened from the highway by the host dwelling.

Two standard sized parking spaces - one to the front of the main dwelling, and one to the front of the side extension - are retained. There is adequate private amenity space to the rear of the site.

Impact on Neighbours

The proposed rear extension is the same depth as the existing conservatory, and is only slightly deeper than the attached neighbour's extension. There will be no significant impact on neighbouring daylight or outlook as a result. The side extension and dormer windows will also have no impact on neighbouring daylight or outlook.

The rear garden of the property is sloped steeply away to the rear, so the property is considerably higher than the neighbouring dwellings to the south and south-east. The addition of first floor windows will not increase the risk of overlooking from the property, and the fact that windows will serve non-primary living spaces further reduces the impact on neighbouring privacy. The proposed first floor side facing window doesn't look towards neighbouring dwellings, but nevertheless will be obscure glazed as it serves a bathroom.

Other Considerations

Ramsey and Parkeston Parish Council have no objection to the application.

Two neighbour comments have been received - one supporting and one objecting to the application. The objection was made on behalf of the adjoining neighbour, with the following reasons:

- Impact on outlook
- Impact on daylight.

Impact on neighbouring amenities, including outlook, daylight and privacy, has been assessed above - and it is not considered that the proposal will have a significant impact on neighbouring amenities.

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's. PL11 and PL12.

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.

