

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	15/04/2019
Planning Development Manager authorisation:	SCE	16.04.19
Admin checks / despatch completed	AP	17/4/19

Application: 19/00299/FUL **Town / Parish:** Little Bromley Parish Council

Applicant: Ms D Mayhew

Address: 1 Brahams Cottages Shop Road Little Bromley

Development: Proposed first floor extension, alterations to front porch and new first floor windows to side and rear.

1. Town / Parish Council

Little Bromley Parish Council No comments received

2. Consultation Responses

N/A

3. Planning History

05/02198/FUL New dwelling and new access. Refused 29.03.2006

19/00299/FUL Proposed first floor extension, alterations to front porch and new first floor windows to side and rear. 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 planning permission for a proposed first floor extension, alterations to front porch and new first floor windows to side and rear.

The application dwelling is a semi detached house outside of the development boundary.

The plans also show a rooflight to the front elevation which is PD and not considered as part of this application.

Assessment

Design and Appearance

Whilst the proposal will be sited to the rear it will be visible through the large open space between the host dwelling and neighbour to the west.

The proposed alterations to the porch will be publicly visible.

The proposal will be lower in height to the main dwelling and will be set back from the highway as to not appear as a prominent or adverse feature within the streetscene. The use of matching materials will ensure the proposal relates well to the main house.

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

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 to Neighbours

The proposal will not extend beyond the rear wall of the existing house and would therefore not result in a loss of light or privacy to the neighbouring property to the east.

The proposal will be suitably sited away from the property to the west and would not result in a loss of light or outlook to this neighbour.

The proposal includes three openings at first floor which will result in overlooking to these neighbours however as these adjacent properties are already overlooked by the host dwelling the loss of privacy in this instance is not so significant to refuse planning permission upon.

Other Considerations

Little Bromley Parish Council have not commented on the application.

No further 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: 1809/875-102-2 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.