

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	26/4/19
Planning Development Manager authorisation:	SCE	30.4.19
Admin checks / despatch completed	AP	1/5/19

KML

Application: 19/00370/FUL **Town / Parish:** Brightlingsea Town Council
Applicant: Mr Richard and Mrs Claire Beavis
Address: 64 Upper Park Road Brightlingsea Essex
Development: Proposed single storey front porch and rear extension, including a timber shed/workshop and rear decking.

1. Town / Parish Council

Brightlingsea Town Council Supports application

2. Consultation Responses

n/a

3. Planning History

19/00370/FUL Proposed single storey front porch and rear extension, including a timber shed/workshop and rear decking. 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

HG9 Private Amenity Space

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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 a front porch, a single storey rear extension, a timber shed attached to the existing detached garage, and an area of decking to the rear of a property within the development boundary of Brightlingsea.

Design and Impact

The proposed porch will be a prominent addition to the front of the dwelling. However, the porch is well designed and relates well to the host dwelling. Moreover, the surrounding properties have a variety of different frontages - with different designs of porch and none, so this porch is not considered to have a detrimental impact on the character of the area.

The rear extension won't be prominent in the street scene, and relates well to the host dwelling and existing adjacent extension to the neighbour's property. The use of matching materials and colours will create a sense of cohesive development, and adequate private amenity space will be retained to the rear of the house.

The extension to the garage, to create a shed is an appropriate scale, and will not dominate the site. The raised area of decking is consistent with the use of the space as a private garden.

Impact on Neighbours

The proposed porch will be sited centrally in the plot and will not impact neighbouring amenities.

The rear extension will be adjacent to the neighbour's existing rear extension, will not project beyond the rear elevation of the existing structure, and has a lower overall height. There will be no significant impact on neighbouring daylight, privacy or outlook as a result.

The proposed shed will be sited at the boundary with the northern neighbour - however there is sufficient separation between the proposal and the neighbouring dwelling to protect this neighbour's amenities.

The proposed decking will be 0.2m above ground level, so will not allow significant overlooking into neighbouring gardens.

Other Considerations

Brightlingsea Town Council supports the application.

No other letters of representation have been received.

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. 0/A100/PR/001 rev B, 0/A200/PR/001, and 0/A200/PR/002.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	NO
Are there any third parties to be informed of the decision? If so, please specify:	NO