

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	01/05/2019
Planning Development Manager authorisation:	SCE	02-05-19
Admin checks / despatch completed	ER	03/05/19

Application: 19/00372/FUL **Town / Parish:** Elmstead Market Parish Council

Applicant: Mr & Mrs Dupree

Address: 24 Holly Way Elmstead Essex

Development: Single storey front extension (resubmission of planning permission 18/01401/FUL to allow for cladding).

1. Town / Parish Council

Elmstead Market Parish Council No comments received.

2. Consultation Responses

N/A

3. Planning History

18/01401/FUL	Proposed single storey front extension to form new porch & wet room.	Approved	15.10.2018
19/00372/FUL	Single storey front extension (resubmission of planning permission 18/01401/FUL to allow for cladding).	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
QL11 Environmental Impacts and Compatibility of Uses

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Site Description

The application site is located to the north of Holly Way, inside the development boundary of Elmstead Market. It serves a semi detached 1 ½ storey dwelling constructed of brick to the side elevation and render/boarding to the front with a tile roof. It also has a front flat roof dormer and the front extension approved under reference 18/01401/FUL is under construction. The front of the site is entirely open and is laid to lawn with an area of concrete opposite the front door for parking. A long driveway extends down the side of the property leading to a garage.

Proposal

The application proposes a single storey front extension. The application is a resubmission of planning permission 18/01401/FUL to allow for weatherboarding as the facing material as opposed to render. All other aspects of the development, including the scale remains as previously approved.

Assessment

The main consideration of this application is the visual impact of the extension due to the change of material proposed.

The adopted Tendring District Local Plan (2007) Policies QL9 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. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Visual Amenity

The use of weatherboarding on the proposed extension is considered acceptable as it will match the weatherboarding on the dormer of the existing dwelling. Furthermore, various other properties within this stretch of Holly Way have weatherboarding on the front elevations, resulting in this variation not appearing out of character with the host dwelling or the locality. The development will not have any adverse visual impact upon the street scene. The amendment to the development is considered acceptable and all other aspects of design remain as previously approved.

Other Considerations

Elmstead Market Parish Council has not commented on the application.

No letters of representation have been received.

The impact on residential amenity and parking at the site was assessed under application 18/01401/FUL and has not altered.

The construction of the extension has already commenced so there is no need for a time limit condition to be imposed.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the development, the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. P01.

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