

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	07/05/19
Planning Development Manager authorisation:	AN	7/5/19
Admin checks / despatch completed.	AN	7/5/19

Application: 19/00305/FUL **Town / Parish:** Manningtree Town Council

Applicant: Mr & Mrs Phillips

Address: 1 Parsons Yard South Street Manningtree

Development: Rear extension and associated alterations.

1. Town / Parish Council

Manningtree Town Council No comments received.

2. Consultation Responses

n/a

3. Planning History

19/00305/FUL Rear extension and associated alterations. 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

EN1 Landscape Character

EN5A Area Proposed as an Extension to the Suffolk Coasts and Heaths AONB

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

HG14 Side Isolation

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

PPL8 Conservation Areas

PPL9 Listed Buildings

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 three storey rear extension to a dwelling within the development boundary of Manningtree, the Manningtree and Mistley Conservation Area, and the proposed extension to the proposed extension to the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty.

Design and Impact on Conservation Area and Listed Building

The proposed extension is sited to the rear of the host dwelling. The site is located in a small cul-de-sac that is obscured from view by the Methodist Church building on South Street, so the proposal will not be prominent in the wider area. It will be partially visible when entering Parsons Yard, and most visible when viewed from the South within the cul-de-sac.

The proposed extension is well designed, and relates well to the three storey dwelling. The proposed materials are consistent with the host dwelling and surrounding properties, and adequate private amenity space is retained to the rear of the dwelling.

Due to the siting of the proposal, the impact on the Conservation Area, AONB will not be significant or harmful. The proposal will not affect views towards and will preserve the setting of the Grade II listed building (Methodist Church) to the North, the Grade II listed building (57 South Street) to the West and the Grade II listed building (Harley Cottage and jasmine House) to the East. The

proposal will preserve the character and appearance of the Manningtree and Mistley Conservation Area.

Impact on Neighbours

The proposed extension is sited away from boundaries with neighbouring properties, with at least 3.7m separation to the side, and 4.27m to the rear. Due to the host dwelling being set forward relative to the Southern neighbour, the extension will not impact the rear windows of 2 Parsons Yard. This neighbour has no side facing windows that will suffer loss of daylight or outlook.

Proposed side facing windows at ground floor will not affect neighbouring privacy, and the proposed side facing second floor windows will be obscure glazed which will protect neighbouring privacy. The proposed rear windows will pose no greater risk of overlook than the existing rear windows at first and second floor levels.

Other Considerations

Manningtree Town Council has made no comment on the application.

No 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. 5518-03 and 5518-04.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 No above ground works shall be commenced until samples of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure a satisfactory match between the existing and proposed materials, in order to preserve and enhance the character and appearance of the conservation area and the setting of adjacent listed buildings.

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