

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

The application seeks permission for a two storey rear extension following the demolition of the existing single storey rear extension at 1 Railway Terrace in Oxford Road which is situated within the development boundary of Manningtree, within the area proposed as an Extension to Suffolk Coast and Heaths Area of Outstanding Natural Beauty and within the Mistley and Manningtree Conservation Area.

Design and Appearance and Heritage

The proposed two storey rear extension will measure 2.15 metres in depth, 3.85 metres in width with an overall ridge height of 6.15 metres. The height to the eaves is 4.8 metres. The two storey extension will use the footprint of the existing single storey element. The use of a render finish on the extension ensures that it ties in with the existing dwelling and terrace of cottages which is a mixture of red brick and painted render. Matching roof tiles and windows that match the existing will be used to ensure there will be no significant impact to the character of the existing dwelling or immediate area.

1 Railway Terrace, Oxford Road is in the area proposed as an Extension to Suffolk Coasts and Heaths Area of Outstanding Natural Beauty. The existing AONB is a landscape rich in history but largely spared from modern development. The proposal to increase the area seeks to protect the natural beauty of the landscape within this area and views towards it. Due to the minor nature of the extension to 1 Railway Terrace in an already built up area of Manningtree, there will be no significant impact to the area proposed as an extension to the AONB.

The application site lies within the Mistley and Manningtree Conservation Area. The Conservation area appraisal does not mention the Railway Terraces specifically but describes the area of Oxford Road as 'a little grid of streets of two storey, mostly brick artisan's cottages dating from the early to mid 19th century'.

The terrace of railway cottages were originally finished in red brick although number 1 and two others have since been rendered and painted over. Red brick work and painted render is a predominant feature of the area and neither appears out of place.

A Design and Access/Heritage statement has been submitted to support the planning application which states "The existing single storey bathroom has damp issues, and is in need of replacement or restoration. By replacing this structure, we believe that it will enhance the appearance of the property facing Oxford Road...The windows will match the existing cottage style windows...the

new roof tiles will also match the existing roof tiles". The design of the extension and alterations is considered to be of a scale and nature that is appropriate to the locality and will not cause any significant harm to the conservation area.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case, the extension is built to the western boundary shared with 2 Railway Terrace. This is typical of the character of this terrace where four of the cottages have two storey rear extensions which are built to the side boundaries and is considered acceptable in this case. The rear access path which measures just over one metre and which is situated to the north of the cottages gives the open space required when viewed from Oxford Road between 1 Railway Terrace and 12 Oxford Road.

Due to the close proximity to the western side boundary the proposal has the potential to result in a loss of light to the neighbour 2 Railway Terrace and therefore the calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would intercept more than half of the first floor rear bedroom window; however in elevation it would only catch the bottom corner. Taking into account the orientation of the buildings with the bedroom window facing north and the position of the window which is already overshadowed by the bulk of 12 Oxford Road it is considered that the loss of light is not so significant to justify refusing planning permission. The rear windows on the rear elevation of the single storey extension at 2 Railway Terrace is level with the proposed rear elevation of the two storey extension and therefore there will be no significant loss of light caused to the ground floor rooms to the rear.

There will be no significant loss of privacy or risk of overlooking due to the position of the only first floor window being situated on the eastern elevation facing Oxford Road.

Saved Policy HG9 of the Tendring District Local Plan 2007 seeks to provide a minimum of 75 square metres of private amenity space for a two bedroomed property. In this case the private area in front of and to the side of the cottage, although less than the recommended minimum will not be reduced further by the proposal due to its position using the footprint of the existing single storey element.

1 Railway Terrace does not benefit from off road car parking and therefore the proposal will not change this aspect.

Other Considerations

No letters of representation have been received.

Conclusion

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 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.

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- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 01 Block Plan 1:500 and Drawing no. 01 consisting of Existing Elevation, Proposed Elevations, Existing Ground Floor Plan and Proposed Ground Floor Plan.

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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO