

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	15/05/2019
Planning Development Manager authorisation:	SCE	16.05.19
Admin checks / despatch completed	ER	16/5/19

Application: 19/00269/FUL **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr & Mrs Newell

Address: 1 Sneating Hall Cottages Sneating Hall Lane Kirby Le Soken

Development Proposed two storey extension.

1. Town / Parish Council

Thorpe Le Soken Parish Council No comments received.

2. Consultation Responses

N/A

3. Planning History

19/00269/FUL Proposed two storey extension. 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
HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 west of Sneating Hall Lane, outside of the development boundary of Kirby le Soken, with the northern boundary of the site adjoining Walton Road. It is one of a pair of standalone semi detached cottages, constructed of brick with a slate roof leading to a flat roof to the rear. The site is set upon different levels, with steps leading up to the front door, with a small area for parking in front of the site. There is a large private amenity area located to the side and rear of the site that is predominantly laid to lawn with fencing and mature trees on the boundaries.

Proposal

The application proposes a two storey side extension, built level with the existing flat roof of the existing dwelling. It measures 3m wide by 6.2m deep with a flat roof with maximum height of 5.45m, and will be constructed with facing brickwork to match the existing dwelling.

Assessment

The main considerations of this application are the design and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 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, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, development is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling and would not represent overdevelopment of the site.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4m in height will be required to retain appropriate open space between the dwelling and side boundaries to ensure that new development is appropriate in its setting and does not create a cramped appearance.

Design

The proposed extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The extension has a flat roof to match the height of the existing flat roof, matching brickwork and the fenestration is symmetrical and consistent with the existing dwelling, making it a development that is well related and in proportion with the main dwelling.

The dwelling is set within a large plot with large amenity area. The proposed two storey extension fits acceptably within the plot without representing over development, nor creating a cramped appearance.

The extension will be set back over 8m from the front elevation, 20m from the site frontage and over 35m from Walton Road to the north. There will be limited views of the extension from Sneating Hall Lane or Walton Road due to the extensions position within the plot and the existing planting and boundary treatments, resulting in no adverse impact upon the street scene and visual amenity of the area.

Impact on Residential Amenity

The proposed extension faces onto the private amenity area of the application site and Walton Road beyond. The extension will not be visible from the only adjacent neighbour to the south, know as 2 Sneating Hall Cottages. The development will therefore not have any adverse impact on the daylight, privacy or other amenities of this neighbour and is acceptable in this regard.

Other Considerations

Thorpe Parish Council has not submitted any comments on this application.

No letters of representation have been received.

There is parking available at front of the site to accommodate off road parking, although the development increases the number of bedrooms from 3 to 4, the level of off road parking available is considered acceptable for the development.

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 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 plan: Drawing No. NSH-01 Revision C.

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