

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	30/05/2019
Planning Development Manager authorisation:	SCE	31.05.19
Admin checks / despatch completed	VLE SB	31/05/19

Application: 19/00378/FUL **Town / Parish:** Little Oakley Parish Council

Applicant: Mr & Mrs Lane

Address: Stowford House 99 Harwich Road Little Oakley

Development: Proposed erection of one & two storey front extension & single storey rear extension along with associated internal remodelling & external works.

1. Town / Parish Council

Little Oakley Parish Council

At a recent meeting of Little Oakley Parish Council they agreed to a decision of NEUTRAL with regards to the above planning application.

2. Consultation Responses

N/A

3. Planning History

19/00378/FUL	Proposed erection of one & two storey front extension & single storey rear extension along with associated internal remodelling & external works.	Current
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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
HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 west of Harwich Road, inside the development boundary of Little Oakley. It serves a large irregular shaped detached dwelling, set centrally within a large plot, constructed of buff brickwork and a slate roof. The site has a large frontage with areas of grass and a driveway for parking in excess of 2 no. cars. A combination of picket fencing, a brick wall, hedgerow and trees exist on the front boundary. The rear of the site predominantly laid to lawn with various trees and shrubs on the boundaries, a patio area adjacent to the dwelling, various outbuildings and a swimming pool.

Proposal

The application proposes a one and two storey front extension and a single storey rear extension, with associated internal remodelling & external works.

The front extension will measure a total of 9m wide. The single storey section will be 2m deep and will include a roof terrace and a portico extending forward of it. The two storey element will be 2.4m deep and will have a flat roof with maximum height of 6.3m.

The rear extension will measure 16m wide by a maximum of 3m deep for the kitchen/breakfast room and 7.6m deep for the orangery. It will have a flat roof with a height of 3.4m (3.7m for the orangery) and includes 2 no. roof lanterns and a central hipped roof over the orangery, which gives a maximum height of 4.4m.

The proposed extensions will consist of buff brickwork to match the existing, natural stone portico and roof terrace balustrade, off white stucco and natural slate to the orangery roof to match the existing roof.

The front extension has been amended from the original submission to overcome concerns regarding the design. Some features and the materials have been altered to address the concerns raised.

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 HG14 of the Tendring District Local Plan (2007) states that extensions over 4 metres in height will be required to retain appropriate open space between the dwelling and the side

boundaries to ensure the new development is appropriate in its setting and does not create a cramped appearance; and to safeguard the amenities and aspect of adjoining residents.

Design

The proposed extensions are considered to be of a scale and nature appropriate to the site and the surrounding area.

The rear extension is a large single storey addition but is a good design that still appears subservient to the main dwelling due to the overall scale of the house and plot. The development is set away from any boundaries and the site is large enough to accommodate this development without it appearing cramped. Adequate private amenity space is retained for the occupiers of the property, in accordance with Policy HG9. The use of materials on the rear extension is considered to complement the host dwelling and maintain its character. This extension will be screened from the road by the mature planting so will not be publicly visible or have any impact on the street scene.

The front extension will be set back from the site frontage by over 20m. The two storey element is a flat roof with eaves that sit comfortably below the existing eaves of the dwelling. The two storey extension continues with a similar design to the main dwelling with the use of matching brickwork, windows and matching brick plinth and string course. The portico, balustrade and small amount of render (stucco) on the single storey hallway behind the portico are considered to be acceptable features. This aspect of the development will be visible from the road, however, the extensions are not considered to cause any adverse impact on the street scene due to the well-designed nature of development that blends adequately with the host dwelling.

Impact on Residential Amenity

The proposed extensions are not located in close proximity to any neighbouring residential properties. The central location of the dwelling within the plot further emphasises this. For this reason, and due to the relatively modest nature of development, the proposed extensions will not result in any adverse impact on the daylight, privacy and other amenities currently enjoyed by neighbouring property.

Other Considerations

Little Oakley Parish Council agreed to a decision of neutral for this planning application.

No letters of representation have been received.

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 plans: Drawing No. 256-02 Rev C, 256-05 Rev C, Drawing No. 256-07 Rev C and 256-08 Rev 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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