

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	24.5.19	AC
Planning Development Manager authorisation:	AN	3/6/19
Admin checks / despatch completed	AN SB	4/6/19 04/06/19

Application: 19/00634/FUL **Town / Parish:** Ardleigh Parish Council
Applicant: Mr Paul Griggs
Address: 487A Ipswich Road Colchester Essex
Development: Proposed 3 storey side extension (second floor formed in loft space).

1. Town / Parish Council

No comments received

2. Consultation Responses

Tree & Landscape Officer The proposed extension to the existing dwelling will not adversely affect any trees or other vegetation on the application site or on adjacent land.

The application site is not visual from the public realm so no additional soft landscaping is required.

3. Planning History

19/00634/FUL Proposed 3 storey side extension Current
(second floor formed in loft space).

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

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

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

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

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 property is detached and of an early 20th Century construction with large feature round bay windows. Externally the dwelling is finished in red brick to the ground floor part and roughcast render at first floor with an interlocking clay-tiled roof. The dwelling sits centrally within a large plot, accessed along a private unmade driveway. Dense established tree cover exists which contributes to the verdant and secluded character the dwelling has. The nearest neighbour is sited to the north-west and separation distances in the region of 30m exist.

Description of Proposal

The application proposes a two-storey side extension with accommodation in the roofspace which would link through to the existing roofspace. The addition would replace the existing single storey side element and be finished externally with red brick and interlocking clay tiled roof to match existing. The extension would be 3.4m wide (and butt up to the existing garage) and 8.7m deep, extending the full depth of the dwelling. The proposed ridge and eaves would match the existing dwelling at 7.5m and 4.9m respectively. The ground floor accommodation would comprise a large utility room, w.c. and kitchen; the first floor accommodation would provide an enlarged third bedroom and new fourth bedroom. The accommodation in the roofspace is labelled as a play area.

Principle

The site is located within the Development Boundary therefore there is no principle objection to the proposal, subject to the detailed considerations discussed below.

Design and Appearance

The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The scale of the extension, in terms of its height, width, depth and siting is entirely appropriate for the dwelling.

Impact on Neighbours Amenities

The NPPF, at paragraph 127 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.

The significant separation distances to the adjacent neighbour are such that the proposal wouldn't have a materially damaging impact on the privacy, daylight or other amenities of the occupiers of 487b Ipswich Road.

Highway Issues

The resultant development would increase the number of bedrooms at the property from 3 to 4. The Council's adopted Vehicle Parking Standards require that the development provides two off-street spaces; these spaces can easily be achieved on the existing driveway.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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: PJG/101 received 18th April 2019.

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

8. Informatives

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?		NO
Are there any third parties to be informed of the decision?		NO