

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	31/05/2019
Planning Development Manager authorisation:	SCE	06.06.19
Admin checks / despatch completed	Rue	07/06/19.

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Application: 19/00506/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr A Caines

Address: 80 Bedford Road Holland On Sea Essex

Development: Proposed loft conversion including new roof (hipped roof to gable), 2no. front pitched roof dormers, 2no. rear pitched roof dormers and a single storey rear/side extension.

1. Town / Parish Council

Holland on Sea Non Parished

2. Consultation Responses

Not applicable

3. Planning History

19/00506/FUL	Proposed loft conversion including new roof (hipped roof to gable), 2no. front pitched roof dormers, 2no. rear pitched roof dormers and a single storey rear/side extension.	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
 HG14 Side Isolation
 TR1A Development Affecting Highways
 TR7 Vehicle Parking at New Development

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
 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Application Site

The application site is a detached bungalow which is set back from the front of the site with an area for parking to the front. Situated along the sites front boundary is an existing brick wall and to the side of the main house is a garage.

Proposal

Since receipt of the proposal amended plans have been received reducing the size of the rear dormers to reduce the level of privacy lost to each of the neighbours and side extension has been stepped in by a further 0.5m to allow it to comply with Saved Policy HG14 prevent it from appearing cramped within the streetscene.

Assessment

The area is characterised by predominantly bungalow and chalet bungalows with a few two storey dwellings placed sporadically within the streetscene. These surrounding dwellings vary in design and roof variations with a few of them also having front dormer windows.

Side Extension

The side extension will be visible within Bedford Road.

This proposed side extension will be set back from the front of the site which will reduce its prominence within the streetscene and will incorporate the use of matching materials and openings to ensure its consistency with the main dwelling.

The roof of the side extension will include the hip to gable enlargement which will continue the existing roofline of the existing bungalow. The Hip to Gable enlargement has been assessed separately below. The proposal will be set off of the neighbouring boundary by 1m to prevent it from appearing cramped within the streetscene and will be finished in materials which match the host dwelling. The side extension will also be set back from the front of the site to prevent it from appearing prominently within the streetscene. It is therefore considered that in the proposed side extension aspect of the proposal would be an acceptable addition to the house and would not detract from the character and appearance of the house or area.

The proposed side extension will be visible to 84 Bedford Road this neighbouring dwelling is situated over 10m from the boundary of the application site and therefore the side extension would not result in a significant loss of outlook or light to this neighbour. A new side window serving the

bathroom and door serving the utility room will be introduced along the side elevation facing this neighbour. These openings will be placed on the ground floor and will be predominantly screened by the existing fencing. The loss of privacy in this instance is not so significant to refuse planning permission upon.

The side extension will not be visible to the 86 Bedford Road and would not result in a loss of residential amenities to this neighbour.

Rear Extension

The proposed rear extension will be sited to the rear with elements visible through the open spaces between plots. The proposal will be set back from the front of the site and will therefore not appear prominently within the streetscene.

The proposed rear extension is of a size appropriate to the main dwelling and will be finished in materials which match the existing house.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

The rear extension will be visible to both of the neighbouring properties and will result in an impact to their existing residential amenities.

The proposal will result in a loss of outlook to both neighbours as a result of its depth. The proposed rear extension will have a low eaves height of 2.6m with and will be set off of the neighbouring boundaries by a minimum of 1m. The proposal will also be predominantly screened by existing boundary fencing and planting which could be further increased to 2m in height under Permitted Development. It is therefore considered that the level of outlook lost from the proposal would not be so significant to refuse planning permission upon.

The proposed rear extension will result in a loss of light to the neighbouring properties and therefore the Sunlight/ Daylight Calculations specified within the Essex Design Guide have been applied to the plans to both of the neighbours. The 45 degree lines in elevations and plans would not strike through the centre of any of the rearward facing openings or fully encompass them. The loss of light is therefore not so significant to refuse planning permission on.

The proposed rear extension has no side windows which will look onto the neighbours and it will therefore not result in a loss of privacy.

Hipped to Gable Alteration

As a result of its height the hip to gable enlargements will be noticeable features within the streetscene altering the character and appearance of the existing house. The proposal will not increase the overall height of the existing house and will continue the existing roofline which would prevent the alterations from dominating the host dwelling. The proposal will also be set back from the highway and will be finished in materials consistent with the existing house which will prevent the alterations from appearing harmfully within the area.

The local area comprises of varying roof and dwelling types and therefore this change would not break the character of the local area.

The hip to gable enlargements will be visible to the neighbour at 84 Bedford Road however as this neighbour is situated over 10m from the shared boundary it would not result in a significant impact to the residential amenities to the occupants of this neighbouring house.

The neighbour at 78 Bedford Road has three openings along its side elevation at ground floor which currently face onto the property. Two of these are obscure glazed. The hip to gable enlargement will result in a loss of light and outlook to this neighbour however as these windows already receive a reduced amount of light and outlook it is considered that this would not be so significant to refuse planning permission.

Front Dormer Windows

The dormers to the front will be publicly visible and will be noticeable when viewing the house from Bedford Road. These two dormer windows are of an appropriate design and size to the main house which will prevent them from appearing as prominent and harmful features within the streetscene. The set back of the main dwelling from the front of the site will reduce their prominence within the streetscene.

It is noted that the dwelling does not currently have dormer windows so the introduction of these will change the application houses character however as other surrounding properties within the area also have dormer windows varying in size and design it is considered that the introduction of these proposed would not result in significant harm to the appearance or character of the dwelling or area.

The materials used will match those in the existing dwelling.

The front dormer windows will not overlook to the adjacent dwellings but onto the fronts of the houses across the road which are already overlooked by the host dwelling and its neighbours. The proposal would therefore not result in significant impact in terms of residential amenity to the neighbouring properties.

Rear Dormer Window

The two dormer windows to the rear will not be publicly visible from Bedford Road.

The dormer windows to the rear are of an appropriate size to the main house and will not detract from its character or appearance.

The materials used will match those in the existing dwelling.

The neighbouring dwellings of the site are currently not overlooked and therefore the introduction of rear facing dormer windows will result in a loss of privacy to the neighbours either side of the plot.

The neighbouring dwelling of 78 Bedford Road is set back on its plot further than that of the host dwelling and as a result of this views achieved from the proposed rear dormers will only be towards the rear end of this neighbours garden and not this neighbours private amenity space immediately to the rear.

The neighbouring dwelling of 84 Bedford Road is sited 11m from its neighbouring boundary shared with the application meaning that any views obtained from the proposed dormers will only be of their garden and not their private amenity space immediately to the rear.

The proposed dormer windows will serve the new bedrooms which will be created in the loft.

As a result of limited views of the neighbours sites and as they will serve non primary living areas it is considered the level of privacy lost in this instance is not so significant to justify refusing planning permission upon.

The proposed dormers will be sited sufficient distance from the rear boundary and will not result in a significant loss of privacy to the neighbours to the rear.

Highway Safety

The proposal will be constructed on an area of existing land currently used for parking. Whilst the proposal will result in a loss of parking at the site the area to the front of the dwelling is still of a sufficient size to accommodate the proposal and still retain 2no parking spaces in line with the Essex County Council Parking Standards.

The proposal will therefore not result in a harmful impact in terms of highway safety.

Other considerations

Holland on Sea is non parished and therefore no comments are required.

One Letter of representation has been received stating that they have concerns over the loss of privacy to their plot because of the addition of a ground floor window and that a fence should be erected to screen such a window.

The plans show that the new window will serve the new bathroom with a height of 2.2m (The casing will have a height of 2.5m from ground floor). The existing 1.8m high fence will screen much of this window and as the window serves the bathroom it is likely to be obscure glazed which will lessen the views to the neighbours plot. Furthermore the boundary fencing could also be increased in height to 2m which would further screen this window.

As the level of privacy lost from this side window is not so significant to refuse planning permission upon and as the fence could be increased under permitted development it has not been necessary to impose a condition onto this permission increasing the height of the fence which could always be done at the owners discretion.

Conclusion

In the absence of material harm resulting from the proposed 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: 01 Revision F.

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.