

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	19/06/19
Planning Development Manager authorisation:	SCE	21.06.19
Admin checks / despatch completed	ER	24/6/19

Application: 19/00695/FUL **Town / Parish:** Wrabness Parish Council

Applicant: Mr & Mrs Chris Kirkham

Address: Briarfield Butlers Lane Wrabness

Development: Proposed replacement front conservatory, single storey front & side extension also replacement of roof tiles.

1. Town / Parish Council

Wrabness Parish Council

The Parish Council are concerned about the size of the extension on the boundary.

2. Consultation Responses

n/a

3. Planning History

02/00977/FUL	Front conservatory	Approved	04.07.2002
99/01265/FUL	Extension	Approved	30.09.1999
19/00695/FUL	Proposed replacement front conservatory, single storey front & side extension also replacement of roof tiles.	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

HG9 Private Amenity Space

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

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

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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a replacement front conservatory, and single storey front and side extension to single storey dwelling outside of the development boundary. Replacement roof tiles were also included in the description of the proposal - but as this will not require planning permission it will not be considered within the appraisal.

Design and Visual Impact

The proposed conservatory and extension are both sited to the front of the dwelling, so will be visible from Butlers Lane.

The proposed conservatory will replace an existing conservatory to the front elevation of the house, which was granted planning permission in 2002. Although conservatories would not normally be permitted to the front of a dwelling, it was considered that there would be no harmful impact in this instance - due to the isolated nature of Butlers Lane, and the opposite side of the land being open farmland. The proposed conservatory is of a similar scale to the existing, but with a taller pitched roof with front gable - which is more in keeping with the host dwelling than the existing flat roof.

The side and front extension is of an appropriate scale for the site, and relates well to the host dwelling. The use of matching materials will create a sense of cohesive development.

Adequate private amenity space will be retained to the rear, and adequate off street parking for two vehicles will be retained to the front of the dwelling.

In light of the above, the proposal is considered to be in accordance with policy HG12.

Impact on Neighbours

The proposed front and side extension is sited close the shared boundary with Rambler to the east. The 45 degree sunlight/daylight test shows that there will be no significant impact on this neighbours daylight or outlook with regards to either the rear or side facing windows. High level windows are proposed facing the boundary, serving the proposed utility room. There will be no significant impact on this neighbour's privacy.

There is tall, mature hedging at the shared boundary to the west, and there will be no significant impact on the neighbouring amenities of The Nook as a result of the proposal.

Other Considerations

Wrabness Parish Council has raised concerns about the size of the proposed extension at the boundary. The design of the proposed extension and the impact on the neighbouring property have both been addressed earlier in the report.

No other letters of representation have been received.

Conclusion

In the absence of material harm as a result of the proposed development, this 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. PP-01.

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