

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	01/07/2019
Planning Development Manager authorisation:	GOS	1/7/19
Admin checks / despatch completed	RW	2/7/19

Application: 19/00641/FUL **Town / Parish:** Brightlingsea Town Council

Applicant: Mr & Mrs M Johnson

Address: Four Corners Robinson Road Brightlingsea

Development: Single storey front extension and associated works. Amendment of planning permission 17/01018/FUL.

1. Town / Parish Council

Brightlingsea Town Council

Brightlingsea Town Council makes no comment on the application.

2. Consultation Responses

No comments received

3. Planning History

10/00210/FUL	Infill front porch. Side garage (single storey).	Approved	09.04.2010
17/01018/FUL	Single storey front extension and associated works.	Approved	21.08.2017
19/00641/FUL	Single storey front extension and associated works. Amendment of planning permission 17/01018/FUL.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

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

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application relates to Four Corners a detached bungalow with accommodation within the roof space located on the western side of Robinson Road on the corner plot with Granville Way within the Settlement Development Boundary of Brightlingsea.

The site has an open of low boundary wall along its side and front boundaries with some lawned areas and soft planting. There is a vehicular access and driveway leading to an attached single garage from Robinson Road and a further access and parking off Granville Way.

Description of Proposal

The application proposes a ground floor front extension to accommodate an enlarged lounge extending forward by 3325mm from the existing front gable projection at a width of 6029mm. The extension will be finished in light grey fibre cement weatherboarding and fibre cement slate tiles. The host dwelling is to have a new fibre cement slate tiled roof. This application differs from the scheme approved in 2017 only insofar as the proposed dormers have been omitted from the scheme and replaced with cabrio-velux internally-opening/folding balconies; no works have taken place which amount to commencement of the 2017 approval.

Assessment

The main considerations in this instance are the design and appearance of the proposed extensions and alterations and their impact on residential amenities.

Design and Appearance

The proposed cabrio reflux windows would be entirely appropriate within the streetscene, appearing for the most part as typical rooflights. The front extension is minor in scale and retains a set back from the highway of 6.5 metres increasing to 7 metres due to the curved front boundary with the road frontage. The extension does not project forward of the front elevations of the adjacent neighbours and will not appear prominent or harmful within the street scene.

The new roof and facing materials will add variation and interest to the street scene.

Impact on Residential Amenities

The proposed cabrio-velux windows are to the front of the dwelling and will not result in any overlooking or loss of privacy to neighbouring properties.

The front extension is single storey in height and retains over 13 metres from the immediate neighbour to the north. The neighbours to the south are separated by the width of Granville Way. Therefore, there will be no loss of light or outlook as a result of the extension.

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 plans: 004 revision A, 005 revision B, 006 revision B, 007 revision A, 008 revision B, 009 revision A, received 23rd 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