

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	04.7.19
Planning Development Manager authorisation:	AN	8/7/19
Admin checks / despatch completed	SB	08/07/2019

**Application:** 19/00735/FUL **Town / Parish:** Great Bentley Parish Council

**Applicant:** Mr Durrell

**Address:** 54A De Vere Estate Great Bentley Colchester

**Development:** Proposed addition of first floor extension and single storey side and rear extensions.

### 1. Town / Parish Council

Parish Clerk At Great Bentley Parish Council Planning Committee meeting held on 6th June 2019 it was resolved to make no objection

### 2. Consultation Responses

None received

### 3. Planning History

19/00735/FUL Proposed addition of first floor extension and single storey side and rear extensions. 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

HG14 Side Isolation

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

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 a detached dwelling with an integral garage constructed in the mid 1980's; externally the dwelling is finished in engineered red brick with an interlocking cement roof tile. Development is varied in the locale, though typically is circa 1950s' housing comprising two and single-storey dwellings. The property has a hardstanding which is of a sufficient size to accommodate at least two vehicles.

### **Description of Proposal**

The application proposes three separate elements. (1) a first floor side extension above the existing garage. The extension would have a circa 0.2m nominal step back from the main façade, extends rearwards for around 6m. Its eaves would be approximately 5m and the main ridge around 6.9m with a gabled-end. Separation distances to the boundary in excess of 2m would be retained. Externally the addition would be clad with roof tiles to match existing. The resultant floorspace would provide an additional bedroom with forward and rear-facing windows. (2) a single storey side extension to the rear of the existing garage. The extension would project rearwards from the back of the garage by 3.2m and be around 1.8m wide. It would have a mono-pitched roof with eaves approximately 2.5m and a mono-pitch ridge of 3.4m. Externally the addition would be self-coloured render with roof tiles to match existing and the resultant floorspace would create a utility room. (3) a single-storey rear extension which would project rearwards by 3.5m and, from the left hand flank wall, be 5.1m wide. It would have a mono-pitched roof with eaves approximately

2.5m and a mono-pitch ridge of 3.5m. Externally the addition would be self-coloured render with roof tiles to match existing and the resultant floorspace would enlarge the kitchen/dining 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.

Given the scale, siting and design of the proposed enlargements they would not cause material harm to the character and appearance of the surrounding area.

### 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'.

Due to the orientation of the existing dwelling, the enlargement proposed would not result in any adverse impact on the amenities of neighbouring residents in terms of having a damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

### Highway Issues

Two spaces can be accommodated 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: 1.1 Revision 00; received 13<sup>th</sup> May 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.

The applicant is reminded that the installation of first floor side-facing windows requires an express grant of planning permission unless the windows are obscurely glazed with only the parts above a finished internal floor level of 1.7m openable.

<b>Are there any letters to be sent to applicant / agent with the decision?</b>		<b>NO</b>
<b>Are there any third parties to be informed of the decision?</b>		<b>NO</b>