

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	11/07/2019
Planning Development Manager authorisation:	TF	15/07/2019
Admin checks / despatch completed	AP	15/7/19

Application: 19/00765/FUL **Town / Parish:** Alresford Parish Council *ER*

Applicant: Mr E Osborne

Address: 36 Coach Road Alresford Colchester

Development: Proposed front porch and alterations.

1. Town / Parish Council

Alresford Parish Council No objection to this application.

2. Consultation Responses

Not applicable

3. Planning History

01/01562/FUL	Proposed rear extension and garage	Approved	18.10.2001
10/00374/FUL	Lay a concrete base. Build a summerhouse/log cabin in kit form from wood.	Approved	10.06.2010

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
TR7 Vehicle Parking at New Development
TR1A Development Affecting Highways

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

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 comprises of a North West facing detached dwelling with adjacent garage. The dwelling is set back from the front of the site with an area for parking to the front and sited along the front boundary is a low brick boundary wall with accompanying planting.

Proposal

This application seeks planning permission for a front porch.

Upon initial receipt of the proposal the plans showed that the porch would incorporate a large amount of glazing which would be broken up by a hipped roof element. It also showed that the proposal would be finished in cladding. It was considered that this design and use of this material would be out of keeping with the appearance of the existing house and area and amended plans have since been received showing the proposal to have a more appropriate design in relation to the main dwelling and to be finished in render in line with other properties within the area.

Assessment

Design and Appearance

The local area comprises of a mixture of single and two storey dwellings varying in design and materials. Many of these dwellings are set back from the highway with many having previous detached or attached garages to the side.

The proposed porch will be sited to the front and therefore a noticeable feature when viewing the property within the streetscene.

The eaves height of the porch will match that of the existing house and the ridge height will be less than that of the main house by 2.4m. This reduction in height and equivalent eaves height will ensure that the proposal does not over dominate the house and appears as a subservient and appropriate addition to the main dwelling.

The porch will be glazed with cream render walls. As there are other properties within the area finished in render it is considered that the use of this material would not appear harmfully within the streetscene.

Whilst publicly visible within Coach Road the proposed porch will be set back from the front of the site by 6m which will reduce its prominence within the streetscene. The view of the proposal will be further softened by partial screening by way of the existing front boundary wall and accompanying planting.

Whilst the use of glazing and a gable fronted feature will change the overall appearance of the dwelling. As a result of a mixture of house types within the area there is no real strict character set

for the area and it is considered that a proposed porch of this size and scale would not result in a harmful impact to the overall appearance of the dwelling or streetscene.

Highway Safety

The proposal will be constructed to the front of the main house on land currently used for parking. The area sited to front and side of the host dwelling is considered of a large enough size to accommodate the parking of two vehicles in line with the Essex County Council Parking Standards.

It is therefore considered that the proposal would not result in a harmful impact in terms of highway safety.

Impact to Neighbours

The proposal is of a minor nature which will be visible to the neighbouring properties however as a result of its distance from each boundary will not result in undue loss of residential amenities to these neighbours.

Other Considerations

Alresford Parish Council has no objections to the proposal. No further letters of representation have been received.

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 plan: 19/066-02A (Received on 11th of July 2019).

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.