

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	24/07/19
Planning Development Manager authorisation:	TF	25/07/19
Admin checks / despatch completed	ER SB	25/07/19 25/07/19

Application: 19/00813/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mr & Mrs Irwin

Address: 13 Larkfield Road Great Bentley Colchester

Development: Proposed loft conversion including two front dormer windows, side elevation high level window and rear box dormer.

1. Town / Parish Council

Great Bentley Parish Council On 4th July 2019 Great Bentley Parish Council Planning Committee resolved to make no objection and no comment

2. Consultation Responses

n/a

3. Planning History

19/00813/FUL	Proposed loft conversion including two front dormer windows, side elevation high level window and rear box dormer.	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

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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a loft conversion including the addition of two small dormers to the front roof slope and a large box dormer to the rear roof slope, to a single storey dwelling within the Development Boundary of Great Bentley.

Design & Impact

The proposed front dormers will be visible from the highway, and while they will be a prominent feature they will not dominate the front elevation of the dwelling. They satisfy the requirements of the Essex Design Guide, which states that dormers should be a minor incident in the roof plane, with the purpose of lighting the roof-space rather than gaining extra headroom over any great width.

The design of the proposed rear dormer is not as positive as those at the front, but the size and shape of the dormer would be allowed under permitted development if materials match the host dwelling. The use of materials which don't match the host dwelling, particularly to the rear of the house, will not be harmful to the character of the dwelling or wider area.

Impact on Neighbours

The proposed rear dormer will not significantly impact neighbouring privacy, and would be allowed under permitted development rights if the materials match the host dwelling. The side facing window is high level, and due to relative position of the neighbouring property there will be no significant loss of privacy. The proposed dormers will not have a significant impact on neighbouring daylight or outlook.

Other Considerations

Great Bentley Parish Council has made no objection or comment on the application.

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. 01 Rev A.

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