

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	15/07/2019
Planning Development Manager authorisation:	TF	30/07/2019
Admin checks / despatch completed	ER R	30/7/19

**Application:** 19/00403/FUL **Town / Parish:** Elmstead Market Parish Council

**Applicant:** Mr Hardy

**Address:** 13 Church Road Elmstead Colchester

**Development:** Proposed single-storey rear extension, first floor gable extension to front, first floor extension above existing garage, replacement PVCu windows, replacement of garage door with window and replacement of large bedroom window to rear with new French doors and Juliet balcony.

### 1. Town / Parish Council

No comments received

### 2. Consultation Responses

n/a

### 3. Planning History

19/00403/FUL	Proposed single-storey rear extension, first floor gable extension to front, first floor extension above existing garage, replacement PVCu windows, replacement of garage door with window and replacement of large bedroom window to rear with new French doors and Juliet balcony.	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

HG14 Side Isolation

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 permission for a single storey rear extension, front and side first floor extensions and changes to the fenestration to include a Juliet balcony at the rear to a detached house located within the settlement development boundary of Elmstead.

### Design and Appearance

The proposal at 13 Church Road will completely alter the appearance of the house as it is today. The house currently has no particular design credentials, built in the 1960's/70's with a large expanse of flat roof at ground floor level with dark weathered boarding to the first floor. A mix of housing types already exists along Church Road which includes bungalows, chalet bungalows and houses of differing sizes. The properties along this part of Church Road are set back and occupy large plots. The remodelling of 13 Church Road will create interest with a fresh new modern look and the new front gable taking its cue from the detached houses of 12 and 14 Church Road opposite. The flat roof will be replaced where it remains with a mono pitch of grey slate and will join seamlessly with the new single storey rear extension. The external walls will be finished with a combination of pale grey render and mid grey weather boarding. The gable roof tiles and those of the northern end first floor addition will match the existing roof. A new porch will be added to create a focal entrance. 13 Church Road is situated within a spacious plot that can accommodate this level of development.

The design and scale of the extensions and alterations would result in no material harm to visual amenity.

### Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case, the existing single storey flat roof element almost abuts the