

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	01/08/2019
Planning Development Manager authorisation:	TF	05/08/2019
Admin checks / despatch completed	SB	05/08/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	5/8/19

**Application:** 19/00862/FUL **Town / Parish:** Beaumont Parish Council

**Applicant:** Ms T Rogowski

**Address:** Maryland Chapel Road Beaumont

**Development:** Proposed roof extension to rear of property and internal alterations.

1. **Town / Parish Council**

Beaumont Parish Council

2. **Consultation Responses**

N/A

3. **Planning History**

19/00862/FUL      Proposed roof extension to rear of      Current  
property and internal alterations.

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

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

SPL3 Sustainable Design



## **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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 is located to the south of Chapel Road, outside the development boundary of Beaumont. It serves a detached property constructed of dark stained timber boarding and a pantile roof. The rear of the site is laid to lawn which wraps round to both the eastern and western sides of the property. There is a mixture of close boarding fencing, hedging and trees on the boundaries. To front of the host dwelling there is a hedge that runs along the front boundary with two gated entrances.

### **Proposal**

This application seeks planning permission for a first storey rear extension. The proposal will measure a maximum depth of 0.77m from the existing rear wall and a maximum depth of 3.6m from the existing roof, 3.3m wide, and will have a pitched roof with a maximum height of 6.4m from ground level. It will be constructed of dark stained timber boarding and pantiles for roof matching the host dwelling, it will project from the roof at first floor level and will be supported from ground level by two structural posts measuring 2.3m in height.

### **Assessment**

The main considerations of this application are the design and the impact upon residential amenity.

### **Policy Considerations**

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.



### Design and Appearance

The proposed rear extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. There will be no views of the extension from Chapel Road, so the development will not be publicly visible or have any impact upon the street scene.

The proposed development is therefore considered to be in keeping with the host dwelling and is acceptable in design terms.

### Impact on Residential Amenity

The rear extension is a distance of 21.8m to Brooklynne, Chapel Road and a distance of 12.4m to Hill Cottages, Chapel Road. It is important to note that the extension will also be screened from the neighbouring properties due to mature planting of trees and bushes etc. Due to the distance from neighbouring boundaries and by virtue of the level of screening, it will not result in an adverse impact to residential amenity.

### Other Considerations

Beaumont Parish Council have not sent in any representation on the application. No further letters of correspondence has been received.

### Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the development, the application is recommended for approval.

## **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: Drawing no's. 01 and 03.

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.



<b>Are there any letters to be sent to applicant / agent with the decision?</b> <b>If so please specify:</b>	<b>YES</b>	<b>NO</b>
<b>Are there any third parties to be informed of the decision?</b> <b>If so, please specify:</b>	<b>YES</b>	<b>NO</b>