

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	02/08/2019
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: 19/00859/FUL **Town / Parish:** Brightlingsea Town Council

Applicant: Mr Russell Brine

Address: 26 Campernell Close Brightlingsea Colchester

Development: Proposed two storey side extension to form lounge with bedroom above, and single storey rear extension.

1. Town / Parish Council

Brightlingsea Town Council Supports the application.

2. Consultation Responses

Not applicable

3. Planning History

90/00390/DETAIL	Residential development comprising of 4 blocks of 2 and 3 storey, bedsits and flats, 2 storey 3/4 bed housing, estate road, car parking and amenity space	Approved	24.07.1990
04/01037/FUL	2 storey side extension to provide lounge, 2 bedrooms and internal alterations to provide shower room	Approved	03.07.2004
90/00390/FUL	Residential development - 102 dwellings (submission of details under TEN/00662/89).	Approved	24.07.1990
19/00859/FUL	Proposed two storey side extension to form lounge with bedroom above, and single storey rear extension.	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

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 south facing semi-detached dwelling with parking to the front. The dwelling and its neighbour are set back from Campernell Close and are accessed via a shared access.

Proposal

This application seeks permission for the erection of a two storey side extension and single storey rear extension.

Since initial receipt of the application the plans have since been amended to change the size and positioning of some of the front openings to match the existing house. It is considered that this change allows the proposal to relate better with the main dwelling.

Assessment

Design and Appearance

The proposal will be sited to the side of the dwelling and therefore will be publicly visible from Campernell Close.

The proposed extension will be set back from the front wall of the main dwelling by 2m and 0.35m lower in height which will prevent the proposal from over dominating the main dwelling allowing it to appear as a subservient addition to the main house.

The main dwelling itself is set back from the main highway by 24m and orientated in a way which will reduce views of the proposal within the streetscene. The set back from the highway will further

reduce the proposals prominence within the streetscene preventing it from having a harmful impact to the appearance and character of the area.

The proposal is of a size which is appropriate to the main dwelling and will be finished in materials which match the existing house.

The proposal includes a balcony which is not consistent with the existing appearance of the main dwelling. The extensions width will also reduce towards to the rear of the dwelling and therefore a mono pitch roof has been used within the drawings. Whilst this will not appear adversely to the front of the main dwelling it will appear as a slightly odd feature when viewing the property from the rear. Whilst this type of roof and balcony are not consistent with the overall appearance of the main dwelling these elements will be sited to the rear and screened by the host dwelling preventing them from having a harmful impact to the appearance and character of the main dwelling.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Highway Safety

The proposal will be constructed along the existing driveway currently used for parking. The Essex Parking standards states that where a property comprises of 2 or more bedrooms that 2no spaces should be retained which measure 5.5m by 2.9m per space.

As the dwelling is set back from the highway it comprises of a large frontage which is of a sufficient size to accommodate the parking of two vehicles in line with the aforementioned standards.

The proposal would therefore not result in a harmful impact to highway safety.

Impact on Neighbours

Sited to the east is currently vacant land used for keeping horses. The proposal will be visible from this land, however, it is not considered that it will result in undue visual intrusion.

Sited to the west is 28 Campernell Close which adjoins the host dwelling. It is set further forward on its plot compared to the host dwelling. This neighbour also currently benefits from an existing rear conservatory.

The proposal will be sited to the side and predominantly screened by the host dwelling preventing it from having a harmful impact in terms of loss of light and outlook to this neighbour.

The proposal does include a balcony which will be sited 6m away from this neighbouring boundary and has the potential to result in a loss of privacy to this neighbour. Whilst the new balcony will overlook into this neighbours rear garden this neighbour is set further forward on its plot meaning that any views from the balcony will not be obtained directly into this neighbours house or its immediate private amenity space. It is therefore considered that the introduction of this balcony would not result in a significant loss of privacy to this neighbour to warrant refusing planning permission.

The proposal will result in overlooking to the property to the north west which is sited to the rear of the dwelling however as it is sited suitably away from this neighbours boundary this level of overlooking would not be so significant to warrant refusal of the application.

Other Considerations

Brightlingsea Town Council supports the application.
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 921/RIN/ 2B.

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.