

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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