

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	24/07/2019
Planning Development Manager authorisation:	TF	08/08/2019
Admin checks / despatch completed	xne SB	09/08/19 09/08/19

**Application:** 19/00732/FUL **Town / Parish:** Lawford Parish Council

**Applicant:** Mr Michael Spencer

**Address:** 8 Turner Avenue Lawford Manningtree

**Development:** Proposed two storey extension.

### 1. Town / Parish Council

Lawford Parish Council

No objection to this application

### 2. Consultation Responses

N/A

### 3. Planning History

N/A

### 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

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

### 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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 detached chalet bungalow dwelling with front dormer window and adjacent driveway. The dwelling and its neighbours are accessed via a shared access off of Turner Avenue and are set back from this main highway. The rear elevation is publicly visible from the west in Turner Avenue and comprises of a rear conservatory and rear boundary wall.

### Proposal

This application seeks planning permission for a two storey side extension.

### Assessment

#### Design and Appearance

The proposal will be sited to the side and therefore publicly visible from the East and West of Turner Avenue.

The proposal is of a size and design which is appropriate to the main dwelling and will include features - such as the use of matching materials and a new front facing dormer window - which will match the existing..

The height of the proposal will match that of the existing house which will prevent it from forming an over-dominant feature as set against the existing dwelling.

The proposal will be 6.5m in height and within 1m of the boundary to the neighbouring property (to the north) and is therefore 'technically' contrary to Saved Policy HG14. However, the neighbouring dwelling (No. 6 Turner Avenue) has a detached single garage situated between the house and the application site and this ensures that adequate spacing is retained and a 'terracing affect' avoided. Accordingly, it is considered that the proposed extension will not appear cramped within the streetscene and overcomes concerns from saved Policy HG14.

Whilst visible from Turner Avenue the proposal will be set back from the main highway and as a result of its design consistencies with the main dwelling will not appear as a harmful or prominent feature within the area or to the existing dwelling.

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

### Highway Safety