

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	12/08/2019
Planning Development Manager authorisation:	AN	12/8/19
Admin checks / despatch completed	SB	12/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	12/8/19

Application: 19/00890/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr L Bruce

Address: 4 Milton Road Lawford Manningtree

Development: Proposed two storey side extension, single storey rear extension and front porch.

1. Town / Parish Council

Mrs Peachey - Lawford
Parish Council

Council has no objection to this application providing neighbours have no objection

2. Consultation Responses

N/A

3. Planning History

19/00890/FUL Proposed two storey side extension, single storey rear extension and front porch. 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

HG14 Side Isolation

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

SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Parking Standards

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 east of Milton Road, inside the development boundary of Manningtree. It serves a semi-detached two storey dwelling constructed of render, pebble dash with part slate and part tiled roof. The front and east side of the site is paved for parking and to the front of the dwelling house is laid to lawn. The rear is laid to lawn with close boarding fencing on the boundaries.

Proposal

This application seeks planning permission for a two storey side extension, single storey rear extension and a porch. The two storey side extension proposal will measure a maximum depth of 7.9m, 1.6m wide, and will have a monopitched roof with a maximum height of 6.5m. The single storey rear extension proposal will measure a maximum depth of 3m, 7.1m wide adjoining the proposed side extension, and will have a monopitched roof with a maximum height of 3.5m. The porch proposal will measure a maximum depth of 0.6m, 2.3m wide, and will have a monopitched roof with a maximum height of 2.7m.

The proposed materials throughout the development will consist of brick and render, with a slate and tiled roof.

Assessment

The main considerations of this application are the design, highway safety 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 and side 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. The development will be visible from Milton Road due to the proposed side extension. Although the development will be publicly visible it will not have any impact upon the street scene as it will be set back from the front boundary by 8.7m. The proposed side extension will be stepped in from the front elevation by 2.6m making it a subservient addition and the matching eaves blend the development acceptably with the host dwelling. Although the proposed extension materials alter from the existing, the street scene has many different materials throughout.

The proposed side extension will be located 0.9m, from the shared boundary with 2 Milton Road. This fails the 1m minimum required distance stated in HG14 of the Tendring District Local Plan 2007 for Side Isolation. However, this neighbour is built at an angle, so the development will not appear cramped when viewed from the road. Due to this, and the appropriate design the development will have no adverse impact upon the street scene. Further, the proposed front porch is considered to add interest, and is proposed to carry on from the existing bay window. The design of the development overall is considered to be acceptable.

Highway Safety

The proposed side extension means part of the existing drive way will be removed, however the front of the site can easily accommodate 2 no. off street car parking spaces in accordance with the current parking standards, so there is no objection to the level of off street parking available at the site.

Impact on Residential Amenity

The two storey side extension is a distance of 0.9m to 2 Milton Road, and will not be protruding from the rear of the host dwelling. Although the distance to 2 Milton Road is 0.9m and this fails policy HG9 (Tendring District Local Plan 2007, Side Isolation) the position and orientation of 2 Milton Road, is of a distance where it will not be affected and therefore would not result in any material harm to the neighbours. The single storey rear extension will adjoin the boundary line with 6 Milton Road. It is important to note that the proposed rear extension will be replacing an existing part of the host dwelling that protrudes from the rear by 2.1m. As the proposal is for a single monopitched roofed extension, there will be no significant loss of light or overlooking. Overall the proposed extensions are not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Other Considerations

Lawford Parish Council has no objections to the rear extension proposal, as long as no neighbours had any objections.

No further letters of representation were 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. LB 03 and LB 02.

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.

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