

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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