

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	27/08/2019
Planning Development Manager authorisation:	GN	27/8/19
Admin checks / despatch completed	ER	28/8/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	KRL	28/08/19

Application: 19/01059/FUL **Town / Parish:** Little Oakley Parish Council

Applicant: Mr & Mrs Cook

Address: 161 Harwich Road Little Oakley Harwich

Development: Single storey side and rear extension.

1. Town / Parish Council

Little Oakley Parish Council No comments received

2. Consultation Responses

Not applicable

3. Planning History

19/01059/FUL Single storey side and 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

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 an east facing two storey semi-detached dwelling located within the development boundary. The application house is set back from the highway with a vehicular access and driveway to the front.

Proposal

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

Assessment

Design and Appearance

The area is characterised by predominantly two storey semi-detached dwellings many of which have extended to the side and rear by way of extensions or conservatories.

The proposal will be sited to the rear of the house and set behind the existing shower and utility rooms.

As a result of a slight increase in height the roof of the proposal will be publicly visible over the existing single storey side element of the house. Whilst publicly visible it will be set back from the front of the site and will not appear as a prominent or harmful feature to the appearance of the house or streetscene.

The proposed extension is of an appropriate size and design to the existing house and will be finished in materials which match those used in the host dwelling.

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

Impact on Neighbours

The proposed extension will be sited sufficient distance away from the neighbour to the north 163 Harwich Road and would therefore not result in a loss of residential amenities to this neighbour.

The neighbouring property to the south 159 Harwich Road has an existing boarded extension to the rear. This proposal will extend past this neighbours extension by only 0.5m and will have a similar flat roof design. The remainder of the proposal will also be partially screened by the existing boundary fence which could be increased in height to 2m under permitted development. It is therefore considered that the proposal would not result in a loss of residential amenities to this neighbour.

Other Considerations

Little Oakley Parish Council have not commented on the proposal. No 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: 19/1793/01.

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.