

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	04/09/2019
Planning Development Manager authorisation:	TF	04/09/2019
Admin checks / despatch completed	EK	05/09/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	JNO	05/09/19

Application: 19/01035/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Mr Colin Wake

Address: Southerndown Frating Road Great Bromley

Development: Proposed two storey side extension and rear conservatory to be rebuilt as a sun room.

1. Town / Parish Council

Great Bromley Parish Council Great Bromley Parish Council had no objection to the application.

2. Consultation Responses

N/A

3. Planning History

06/00642/FUL	Rear conservatory.	Approved	31.05.2006
13/00357/FUL	Construction of new single storey garage (following demolition of existing garage).	Approved	19.06.2013
19/01035/FUL	Proposed two storey side extension and rear conservatory to be rebuilt as a sun room.	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
TR7 Vehicle Parking at New Development

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
Essex Design Guide

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is located to the west of Frating Road, inside the development boundary of Frating Green. The site is a large plot, serving a detached two storey dwelling constructed of brick and render with a slate roof, and includes a rear conservatory. The front of the site is laid to lawn with mature trees and hedgerow planted on the front boundary so the dwelling is entirely screened from the road. Fencing and planting exists on the side boundaries shared with adjacent neighbours. The rear of the site is laid to lawn with patio adjacent to the dwelling and mature planting. The site has various outbuildings, including a detached 3 bay garage located to the south west of the dwelling. The garage is accessed via a separate gravel driveway located to the south of the southern neighbour of the application site, known as Glenmead. Rear access to the dwelling from the garage is possible.

Proposal

The application proposes a two storey side extension and the rebuilding of the rear conservatory to form a sun room. The side extension will measure 4.4m wide by 10.2m deep, with an eaves height of 5.1m and a ridge height of 6.6m. The roof will include a central lead linked valley gutter, visible from the south side elevation. The extension will also include a pitched roof over the existing rear flat roof that serves one of the bedrooms. The sun room extension will measure 2.65m deep by 3.14m wide. It will have a monopitch roof with eaves of 2.5m and a maximum height of 3.4m. The proposed materials will match those used on the existing dwelling.

Assessment

The main considerations of this application are the design and impact on residential amenity.

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.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4 metres in height will be required to retain appropriate open space between the dwelling and the side

boundaries to ensure the new development is appropriate in its setting and does not create a cramped appearance; and to safeguard the amenities and aspect of adjoining residents.

Design

The proposed extensions are considered to be of a scale and nature that are appropriate to the site and the surrounding area. The sun room will replace an existing conservatory of the same footprint and is considered to be of an acceptable design, including brickwork and slate to match and blend with the existing dwelling. The side extension is a considerable size, but the site is considered large enough to accommodate development of this scale without representing overdevelopment. The extension will be located over 4m from the southern boundary of the site, so the development will not look cramped within the plot. The extension has a lower ridge height to the main dwelling and will be stepped in from the front elevation by 1m, making it appear subservient to the main dwelling. Furthermore, the lead linked valley gutter separating the two hipped roofs helps to reduce the bulkiness of the roof and improve the design. The extension will be set back from the front boundary by over 20m, plus due to the strong planting on the front boundary no views of the extensions will be publicly visible from the road resulting in no adverse impact on the street scene, which is made up of a variety of different house types/designs. The use of matching materials and appropriately placed fenestration contribute to making the extension satisfactory in design terms.

Impact on Residential Amenity

The proposed extensions will not affect the neighbour located to the north of the application site. The sun room extension is considered acceptable in terms of residential amenity. The side extension is located over 4m from the boundary shared with the neighbour to the south. This neighbour has a double garage adjacent to the boundary fence, which further separates this neighbour from the development, giving an overall separation distance between dwellings of over 15m. Due to the side extensions position within the plot and the orientation of the site the development is not considered to cause any concern regarding loss of sunlight/daylight.

The extension proposes 1 no. window at first floor level on the side elevation that faces the neighbour to the south. This window serves an en-suite and the plans illustrate that the window is to be obscure glazed. A condition is imposed to ensure that the obscure glazing of this window is permanent to maintain the privacy of the occupiers of neighbouring property. The first floor rear and front elevation windows proposed in the extension do not cause any concerns regarding overlooking.

The development overall is not considered to cause any significant adverse impact on the daylight, privacy and other amenities currently enjoyed by neighbouring property.

Other Considerations

Great Bromley Parish Council had no objection to the application.

No letters of representation have been received.

The proposed development involves the property increasing from 2 bedrooms to 4 bedrooms. Parking is available for more than 2 no. cars within the application site, resulting in sufficient parking being available in line with the current parking standards. There is no objection to the level of off street parking available to cope with the increase in the number of bedrooms and the development is considered acceptable in this regard.

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

- 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: Job No. FR/1 and Job No. FR/2;

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the first floor window in south side elevation serving the en-suite shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

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:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO