

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	17/09/2019
Planning Development Manager authorisation:	TF	19/09/2019
Admin checks / despatch completed	WJ	20/09/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	20/09/19

Application: 19/01124/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr & Mrs Coward

Address: 19 Parrington Way Lawford Manningtree

Development: Proposed extensions to existing dwelling.

1. Town / Parish Council

Lawford Parish Council Council has no objection to this application

2. Consultation Responses

n/a

3. Planning History

TRE/10/84	Group of 3 trees - cut down or lop	Current	01.01.1985
TRE/2/85	Fell, lop & replant trees which require attention	Current	19.06.1985
TRE/3/86	Fell one holly	Current	20.05.1986
TRE/20/87	Various works to trees following storm damage	Current	21.10.1987
TRE/99/10	Coppice Holly in rear garden	Current	16.03.1999
01/00195/FUL	Erection of two conservatories for private use	Approved	13.03.2001
93/00828/FUL	Side extension	Approved	26.08.1993
04/00805/TPO	Crown reduce Beech by 50%. Pollard 2 Sycamores. Fell 1 Sycamore.	Approved	24.05.2004
04/02028/TPO	Fell Beech (1). Reduce height of Beech (2). Fell Sycamore.	Approved	17.11.2004
15/01320/TPO	T2, T3 - Limes - reduce in height by approximately 5m	Approved	22.09.2015

15/01462/TPO	T2, T3 - Limes - reduce in height by 7 metres	Approved	20.10.2015
19/01124/FUL	Proposed extensions to existing dwelling.	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

EN5 Areas of Outstanding Natural Beauty (AONB's)

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

The application seeks permission for alterations and additions to a detached bungalow which is situated within the development boundary of Lawford and lies within the Dedham Vale Area of Outstanding Natural Beauty (AONB).

The proposals comprise of converting the existing garage to a family room with mezzanine and ensuite. A new pergola will lead to the new glazed lobby at the front of the property. To the rear the depth of the kitchen diner will be increased along with the creation of one pitched roof with a gable window. The conservatory structure of the study will be replaced. The ridge of the roof that runs south eastwards will be extended in order to create a first floor gallery from the ground floor study.

Design and Appearance

The proposals at Parrington Way will revitalise and update the appearance of the detached bungalow with the use of contemporary materials such as the white stucco and cedar cladding. The bungalow lies at the end of a private cul de sac and is hidden away from public view. The sympathetic alterations to the property take into consideration its surroundings; once being part of the Lawford Place estate, to ensure that they are in keeping with the character of the immediate area and do not impinge on the tree protected areas which surround the property.

The design and scale of the alterations and extensions are acceptable and would result in no material harm to visual amenity.

Area of Outstanding Natural Beauty

19 Parrington Way is in the Dedham Vale AONB. The Dedham Vale AONB was designated in 1970. The conservation of this area is important to the County's natural heritage, and it should therefore be protected from any development likely to harm its character. Saved Policy EN5 of the Tendring District Local Plan 2007 states, "*Development which would harm or otherwise fail to conserve the natural beauty of the landscape of an AONB, including views towards it from outside, will not be permitted.*" This sentiment is carried through to Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Due to the low level nature of the extensions to 19 Parrington Way and the effort to prevent the sprawl of residential development in this case, there will be no significant impact to the Dedham Vale AONB.

Impact upon Neighbouring Amenities

There will be no significant impact to the neighbouring properties, the closest being 17 Parrington Way in terms of loss of light, loss of privacy or overlooking, due to the position of the proposal in relation to the neighbouring properties. The new south east side facing gable window will be non-opening and obscured glazed, which will be secured by condition. The proposed roof lights will cause no increased impact of overlooking due to their position facing south west and the significant distance that the properties in this direction are located.

Sufficient private amenity space will remain following the construction of the proposal. Although the existing double garage will be lost, there will still be enough space in front of the bungalow that allows for at least two cars to park off the road and meets the current car parking standards where one space measures 5.5 metres x 2.9 metres.

Other Considerations

Lawford Parish Council has no objection to this application.

No further letters of representation have been received.

Conclusion

In the absence of 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: drawing no. 266-05 rev. A, 266-03 rev. A, 266-04 rev. B, 266-07 rev. A and 266-06 rev. A.

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 2015 (or any Order revoking and re-enacting that Order with or without modification), the new gable window serving the gallery facing south east shall be non-opening and 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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO