

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	26/09/2019
Planning Development Manager authorisation:	TF	27/09/2019
Admin checks / despatch completed	SB	27/09/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	en	27/9/19

Application: 19/00700/FUL **Town / Parish:** Beaumont Parish Council

Applicant: Millstone Properties Development

Address: Former Methodist Chapel Chapel Road Beaumont

Development: Proposed minor elevational changes to previously approved Planning Applications - to include formation of roof windows & render to extension walls.

1. Town / Parish Council

Beaumont Parish Council have not commented on this application.

2. Consultation Responses

Not Applicable

3. Planning History

04/01078/FUL	Change of use of Chapel to single dwelling house	Approved	21.07.2004
07/01146/FUL	Erection of external chimney stacks.	Approved	07.09.2007
07/01816/FUL	Erection of detached garage and boundary wall (maximum height 1.8m) and formation of vehicular access.	Approved	04.02.2008
17/02121/FUL	Proposed single storey extension - variation to design approved under 07/01146/FUL.	Approved	05.02.2018
19/00700/FUL	Proposed minor elevational changes to previously approved Planning Applications - to include formation of roof windows & render to extension walls.	Current	

4. Relevant Policies / Government Guidance

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is Former Methodist Church, Chapel Road, Beaumont which is a two storey dwelling formally Beaumont Methodist Church which is situated outside the development boundary of Beaumont. This change of use was approved under reference 04/01078/FUL in July 2004. Further works have been carried out at the site for a detached garage (07/01816/FUL and the land to the north has been incorporated into the site as a garden under application 08/00284/FUL. Planning permission was granted under planning reference 17/02121/FUL for the extension to the rear kitchen.

Proposal

This application seeks planning permission for minor elevational changes to previously approved planning applications - to include formation of roof windows and render to extension walls.

Assessment

The main considerations for this application are the design and appearance and the impact upon neighbouring amenities.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

Fenestration

Under planning application, 07/01816/FUL, planning permission was granted for the erection of two roof lights to the western elevation and two roof lights to the eastern elevation. This application proposes three roof lights to the western elevation and two roof lights to the eastern elevation of the original building. The proposed roof lights to the eastern elevation will serve two bedrooms. The three roof lights to the western elevation will serve a bedroom, bathroom and en-suite bathroom. Although the roof lights will be visible to the street scene, due to the host dwelling being set back from the highway and the minor nature of the proposals, it is considered that the roof lights will not cause any significant impact upon the Chapel Road.

Under planning application 07/01816/FUL, planning permission was granted for high roof lights to the eastern and western elevation of the main dwelling. However, this application proposes the roof lights to be lower and smaller. It is considered that the minor amendments will not cause any significant impact upon the street scene of Chapel Road.

The application proposes three rooflights to serve the kitchen to the rear of the host dwelling along the western elevation. It is considered that the proposed rooflights are in keeping with the host dwelling and due to the rooflights being located towards the rear of the property, the proposal will not cause any significant impact upon the street scene.

A circular window is proposed to the northern elevation which will serve the kitchen/dining area. As the window is located to the rear of the host property, it is considered that the proposal will not cause any impact upon the street scene.

Render

Render is proposed to the kitchen extension to the eastern elevation of the host property. It is considered that due to the siting of the extension which is set back from the street scene, the proposed use of render will not cause any impact upon Chapel Road and it is considered that the use of render is acceptable in terms of design and appearance.

Impact upon neighbouring amenities

The NPPF, in paragraph 127 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Tendring District Local Plan (2007) states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017).

Windows

The proposed windows will be visible to both neighbouring dwellings, 'The Gables' and 'Jasmine'. The proposed windows to the eastern elevation will serve two bedrooms and will be visible to 'Jasmine'. Under planning reference 07/01816/FUL, two roof lights were granted planning permission in the same location but slightly larger in size. In this instance, there are no habitable

windows serving the neighbouring flank wall and therefore it is considered that the proposed windows will not cause any overlooking onto neighbouring amenities.

The three roof lights proposed on the western elevation will serve a bedroom, bathroom and en-suite bathroom and will be visible to the neighbouring dwelling 'The Gables'. Under planning reference 07/01816/FUL, two large roof lights were granted planning permission. This application proposes introduces an additional middle window which will serve a bathroom. Although there will be some harm in terms of overlooking from the proposed windows, on balance, it is considered that the introduction of the roof lights are not significant enough to warrant a reason for refusal.

The high rooflights to the eastern and western elevation are high level and are for light purposes only and therefore will not cause any overlooking onto neighbouring properties.

The proposed three rooflights serving the kitchen along the western elevation will be visible to 'The Gables', however the rooflights are high level windows and therefore are for light purposes only and will not cause any overlooking onto neighbouring amenities.

Render

The proposed render will be visible to both neighbouring dwellings. However, due to the minor nature of the change, it is not considered to cause any significant impact upon neighbouring amenities.

Other considerations

Beaumont Parish Council have not commented on this application.

No letters of representation have been received.

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 plan: Drawing No. MCB/19/3 and Drawing No. MCB/19/2

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 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the two windows proposed on the western elevation serving the en-suite and bathroom shown on Drawing No. MCB/19/3 shall be non opening and glazed in obscure glass 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