

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	05/12/2019
Planning Development Manager authorisation:	TF	06/12/2019
Admin checks / despatch completed	SB	06/12/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AN	6/12/19

Application: 19/01516/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mr Dale Weaver

Address: 5 Coppice Road Alresford Colchester

Development: Proposed erection of a single storey rear extension.

1. Town / Parish Council

Alresford Parish Council Alresford Parish Council had no objection to this application.

2. Consultation Responses

n/a

3. Planning History

19/01301/HHPNO T Proposed erection of a single storey rear extension 4.5 metres deep and 3.2 metres high.

19/01516/FUL Proposed erection of a single storey 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
HG9 Private Amenity Space

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for a single storey rear extension to a semi-detached bungalow located within the settlement development boundary of Alresford.

Design and Appearance

The immediate area of Coppice Road is made up predominantly of semi-detached bungalows of a similar style, many of them having been extended to the rear with extensions or conservatories. The proposed rear extension will use brickwork that matches the existing dwelling finished with a flat roof. The rear extension will not be visible from Coppice Road and therefore there will be no impact to the street scene. The extension is considered as a minor addition to the bungalow, given its single storey nature and flat roof, therefore there will be no significant impact to the character of the existing dwelling or the immediate area.

Impact upon Residential Amenity

The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down from the extension roof would catch less than half of the rear lounge window and less than half of the rear conservatory of 7 Coppice Road in elevation. Although the 45 degree would intercept the rear lounge window at 7 Coppice Road in plan, less than half of the conservatory would be intercepted. The loss of light that the proposal will cause is not considered so significant as to justify refusing planning permission on these grounds.

The rear extension is 0.20 metres from the south side boundary. The 4.5 metre depth of the extension will be visible from 7 Coppice Road above the side boundary fence. This is considered acceptable due to the single storey flat roof nature of the proposal; taking into consideration permitted development allows a 2 metre high fence to be erected along a boundary in the back garden. If this was the case only the top section of the extension would be viewed.

The proposal will not be clearly visible to the neighbours at 3 Coppice Road as it will be partially blocked from view by the garages and driveways which provides a divide between the properties.

The proposal is not considered to have any material adverse impact to loss of privacy, loss of light or outlook.

Ample garden space remains at 5 Coppice Road and off road car parking space will not be affected.

Other Considerations

One letter has been received which raises the following concerns:

- The extension wall will be less than 1000mm from our lounge window extending outwards for 4.5 metres and will present a very slab-sided outlook.
- Loss of natural light and overshadowing
- Proposed extension is quite deep
- Extension is deeper than other extensions in the same section of road and will change building site lines.
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The matters above have been addressed in the report.

No other 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 plan: 019.09-PL-102 Rev. A.

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.

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