

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	04/12/2019
Planning Development Manager authorisation:	TF	05/12/2019
Admin checks / despatch completed	AP	9/12/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	9/12/19

**Application:** 19/01529/FUL **Town / Parish:** Great Bromley Parish Council

**Applicant:** Mr and Mrs Taylor

**Address:** 10 Harwich Road Great Bromley Colchester

**Development:** Proposed two storey and single storey rear extension.

### **1. Town / Parish Council**

Great Bromley Parish  
Council

### **2. Consultation Responses**

N/A

### **3. Planning History**

04/01384/FUL      Detached double garage.      Approved      07.09.2004

19/01529/FUL      Proposed two storey and single  
storey rear extension.      Current

### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Application site**

The application site is located to the south of Harwich Road, outside the development boundary. It serves a semi-detached two storey dwelling constructed of render and brick with a tiled roof. The west side of the host dwelling is an detached garage, with a tarmacked area to the front for parking. To the front of the dwelling house is gravelled with a concrete path to the front door. The rear is mainly laid to lawn with a patio and decked area and close boarding fencing on the boundaries.

### **Proposal**

This application seeks planning permission for a two storey and single storey rear extension. The two storey rear extension proposal will measure a maximum depth of 4.9m, 5.2m wide, and will have a pitched roof with a maximum height of 6.6m adjourning the existing roof. The single storey extension proposal is proposed to extend from the two storey aspect and will measure a maximum depth of 2.1m, making the overall depth of the proposal 7m, 5.2m wide, and will have a mono-pitched roof with a maximum height of 3.1m.

The proposed materials throughout the development will consist of brick with a tiled roof.

### **Assessment**

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

### **Policy Considerations**

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.

### Design and Appearance

The proposed rear extensions are considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. The development will be partly visible from Harwich Road although it will be publicly visible it will not have any impact upon the street scene as it will be set back from the front boundary by a minimum of 15.2m.

The design of the development overall is considered to be acceptable.

### Impact on Residential Amenity

The two storey extension is a distance of 2m to 9 Council Houses, where there is an existing single storey projection which is mirrored on 9 Council Houses, maintaining the minimum distance of 1m to comply with the side isolation Policy HG14 of the Tendring District Local Plan and as a result the proposal does not create a cramped appearance. Due to this distance as well as the pitched roof which will help to reduce any loss of light the proposal is considered not to cause any significant impact upon neighbouring amenities.

The 45 degree test was carried out for completeness and it does not fail the 45 degree overshadowing zone in elevation or in plan.

Overall the proposed extensions are not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring properties.

### Other Considerations

No letters of representation were received.

### 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 / 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 plans: File no. 03, 04, 05 and 06.

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.

<b>Are there any letters to be sent to applicant / agent with the decision?</b> <b>If so please specify:</b>	<b>YES</b>	<b>NO</b>
<b>Are there any third parties to be informed of the decision?</b> <b>If so, please specify:</b>	<b>YES</b>	<b>NO</b>