

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	23/12/2019
Planning Development Manager authorisation:	TF	23/12/19
Admin checks / despatch completed	CC	23/12/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	23/12/19

Application: 19/01673/FUL **Town / Parish:** Frating Parish Council

Applicant: Mr and Mrs Peachey

Address: The Oaks Haggars Lane Frating

Development: Extension and alterations to bungalow.

1. Town / Parish Council

Frating Parish Council Frating Parish Council has no objection to this application.

2. Consultation Responses

n/a

3. Planning History

12/00516/FUL Bay window extension to front elevation, new entrance porch and associated alterations. Approved 04.07.2012

19/01673/FUL Extension and alterations to bungalow. 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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for a side extension to a detached bungalow located within the settlement development boundary of Frating Green.

Design and Appearance

Haggars Lane is a private road, made up of detached bungalows and houses of varying size and styles. The bungalow of The Oaks is located at the end of the lane. The proposal will be sited on the northern side of the existing bungalow and will create an extra bedroom and en suite. The front door will move from the side to the front which will create a central feature and balance the appearance of the bungalow with the side extension. The proposal has a lower hipped roof than the existing dwelling ensuring that it appears subservient. The fenestration at the front of the proposal mirrors the dimensions used on the existing dwelling, along with matching materials ensuring there will be no significant impact to the character of the existing dwelling or immediate area.

The design and scale of the proposed extension is acceptable and would result in no material harm to visual amenity.

Impact on Neighbouring Properties

Due to the proposed siting of the extension and the distance of 7 metres from the nearest side boundary the proposal is not considered to have any material adverse impact to loss of privacy, loss of light or outlook to any of the surrounding neighbouring properties.

The proposal does not interfere with the existing space for off road car parking and more than 250 square metres of private amenity space remains which is considered more than adequate.

Other Considerations

Frating Parish Council has no objection to the application.

No further letters of representation have been received.

Conclusion

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 plan: Site layout 1:500, Drawing number: 1941/4 and 1941/3.

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