

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	20.12.2019
Planning Development Manager authorisation:	TF	23.12.19
Admin checks / despatch completed	CC	24.12.19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	24/12/19

Application: 19/01701/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr and Mrs Simon

Address: 1 Milton Road Lawford Manningtree

Development: First floor extension and outbuilding.

1. Town / Parish Council

Lawford Parish Council Council has no objection to this application

2. Consultation Responses

N/A

3. Planning History

96/00053/FUL	(Land adjacent No. 1 Milton Road, Lawford) Proposed new dwelling and garage and alterations to roof of No. 1 Milton Road	Approved	05.03.1996
96/00877/FUL	Extension to provide bedroom, en-suite, study, increased kitchen, garage and WC	Approved	16.09.1996
05/01414/FUL	Garage conversion and front porch below existing roof canopy	Approved	03.10.2005
19/01701/FUL	First floor extension and outbuilding.	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)

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for the erection of a first floor extension and the erection of an outbuilding.

Application Site

The application site is located to the west of Milton Road, within the development boundary for Manningtree. The street scene comprises of semi-detached two-storey dwellings, materials present within the streetscene include painted render, cladding, brickwork and tiled pitched roofs. The site dwelling serves a two-storey semi-detached property; the exterior walls are painted render with a pitched tiled roof. The front of the site has a stone driveway with a boundary fence and some shrubbery. The rear of the property is laid to lawn with a small patio area, trees and shrubbery, there are currently two outbuildings to the north.

Assessment

Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The proposed extension is of a size and design appropriate to the existing house. The first floor extension will measure approximately 3.7m wide, 6.9m deep. It will be situated to the north of the property and will be visible from the street scene, however, the materials to be used will match those of the existing dwelling and so the proposed extension is deemed to have no adverse impact on the visual amenities of the area.

The proposed outbuilding will be sited to the rear of the property on the north side, it will be replacing the current outbuilding. It will measure approximately 1.7m deep, 3.9m wide and have a maximum height of 1.8m. The proposed outbuilding will not be visible from the street scene and will have no adverse effects on the visual amenities of the area.

Impact to Neighbouring Amenities

The NPPF, Paragraph 17, 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 saved plan states that amongst 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 (June 2017).

The proposed extension and outbuilding are deemed to have no significant impact on loss of privacy, daylight or harm to the amenities of the adjacent neighbours.

Highway Issues

The proposal neither generates an additional need for parking nor decreases the existing parking provision at the site.

Other Considerations

Lawford Parish Council has no objections to the proposal.

No letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal 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 plan; Drawing No. 21919/2

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