

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NW	02/01/20
Planning Development Manager authorisation:	Gr	2/01/20
Admin checks / despatch completed	CC	02/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ML	02/01/20

**Application:** 19/01689/FUL **Town / Parish:** Thorrington Parish Council

**Applicant:** Mr E Obia

**Address:** Borel House Church Road Thorrington

**Development:** Variation of condition 02 (approved plans to allow for new cladding of first floor rear extension) of planning permission 18/01263/FUL.

### 1. Town / Parish Council

Thorrington Parish Council                      Have not commented on this application.

### 2. Consultation Responses

Not Applicable

### 3. Planning History

17/00944/FUL	Proposed two storey and single storey extensions.	Approved	02.08.2017
17/02020/FUL	Resubmission of approval 17/00944/FUL to allow enlarged ground floor rear extensions and porch.	Approved	15.01.2018
18/01263/FUL	Proposed alterations & extensions to dwelling house.	Approved	05.10.2018
18/01891/FUL	Proposed garage/annexe conversion.	Approved	08.01.2019

### 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

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

This application refers to Borel House, which is a two storey detached dwelling located within the development boundary of Thorrington. The host dwelling is situated within a residential area predominately constructed from detached dwellings.

### **Planning History**

The application has had a number of previous permissions. Planning permission was granted under planning reference 17/00944/FUL for a proposed two storey and single storey extensions. This application is to enlarge the ground floor rear extension and incorporate a porch. Application 17/02020/FUL proposed a resubmission of 17/00944/FUL to allow for the enlarged ground floor rear extensions and porch. Planning permission was granted under planning reference 18/01263/FUL for a new entrance lobby/porch, two storey front stairwell extension, first floor extension, single storey utility room and a two storey rear extension. Planning permission was also granted for the erection of a proposed garage/annexe conversion under planning reference 18/01891/FUL.

## Proposal

This application seeks to vary planning condition 2 (approved plans) of previously approved application 18/01263/FUL. The application seeks to propose cladding to the dwelling, changes to fenestration, the removal of the first floor extension and the alteration to the ground floor rear extension.

## 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.

The proposed cedar cladding will be implemented to all walls of the dwelling and therefore it will be visible to the street scene of Church Road. However, due to the host dwelling being set back from the highway by approximately 15 metres, as well as the proposal being considered a minor alteration, it is considered that the proposed use of cladding will not cause any impact upon the street scene.

The application proposes changes to the approved fenestration under planning reference 18/01263/FUL. To the south elevation, two roof lights are proposed to serve the utility and two roof lights are proposed to serve the day room. As the proposed roof lights are located to the side and rear of the host dwelling, the proposals will not cause any significant impact upon the street scene.

To the rear elevation of the host dwelling, a first floor window will serve the bedroom to replace the first floor extension and a revised design of the single storey rear extension serving the day room has been proposed. The extension is single storey with a dual pitched roof with glazing. It is therefore considered that the proposal will be in keeping with the existing dwelling and therefore is acceptable in terms of design and appearance.

## Impact upon neighbouring amenities

The proposed cladding is considered to be a minor alteration and therefore it will not cause any impact upon neighbouring amenities.

The roof lights to the southern elevation are high level, and are for light purposes only to ensure that there is no overlooking onto neighbouring amenities.

The proposed window serving the bedroom to the first floor will have views towards the garden only and as a result will not cause any overlooking onto neighbouring amenities.

Although the design of the single storey rear extension has changed, this has not changed the impact upon the neighbouring amenities.

## Other considerations

Thorrington 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 carried out in accordance with the following approved plan: DWG No. P01 and DWG No. P02

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