

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	08/01/2020
Planning Development Manager authorisation:	TF	08/01/2020
Admin checks / despatch completed	CC	08/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	8/1/2020

Application: 19/01737/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mr Pavey and Miss Gamble

Address: 5 Larkfield Road Great Bentley Colchester

Development: Proposed single storey rear extension, porch and conversion of garage to habitable space.

1. Town / Parish Council

Great Bentley Parish Council Great Bentley Parish Council Planning Committee met on 5th December 2019 and resolved to comment that the conversion of the garage to a habitable space will create a lack of parking spaces at the property.

2. Consultation Responses

N/A

3. Planning History

19/01737/FUL Proposed single storey rear extension, porch and conversion of Current garage to habitable space.

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
TR7 Vehicle Parking at New Development

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

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice
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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Site Description

The application site is located to the north of Larkfield Road, inside the development boundary of Great Bentley. It serves a detached bungalow with attached garage, constructed of brick render and a tile roof; a small conservatory exists to the rear. The front of the site is laid to lawn with a driveway leading to the garage. The rear of the site has an irregular shaped garden with shed and greenhouse, and which is laid to lawn with fencing acting as the boundary treatment.

Proposal

The application proposes a single storey rear extension, porch and conversion of the garage to a utility room and playroom. A new window is also proposed in the existing west side elevation to serve bedroom 3.

The rear extension will measure 6.4m deep by 9.5m wide with a flat roof with height of 3m and the inclusion of a roof lantern providing a maximum height of 3.6m. The facing material will consist of grey hardiplank boarding. The proposed porch will measure 1.2m deep by 2.7m wide with a front facing gable with eaves of 2.6m and a ridge height of 3.4m. It will be constructed of grey hardiplank boarding and roof tiles to match the existing dwelling. The garage conversion will consist of raising the roof of the garage from 2.6m to 2.75m and incorporating a roof lantern giving a maximum height of 3.2m. The infilling of the garage door will consist of grey hardiplank boarding.

Representations

Great Bentley Parish Council commented that the garage conversion will create a lack of parking spaces at the property. (Officer Comments: The agent has demonstrated with an amended plan that 2 no. off road car parking spaces in line with current parking standards can be achieved.)

No letters of representation have been received.

Assessment

The main considerations of this application are the design, the impact on residential amenity and parking.

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

The proposed development is considered to be acceptable to the site and the surrounding area. The rear extension has a large footprint to result in an increased living space, but the modest flat roof design and being stepped in from the side elevations to make it appear as a subservient addition. The number of bedrooms for the property is not increased and sufficient private amenity space is retained for the occupiers of the property, in accordance with Policy HG9. The extension will not be visible from the road due to its location to the rear of the site. The use of boarding will contrast with the existing brickwork and break up the built form making this part of the development acceptable.

The front porch is publicly visible, but is a modest scale with matching eaves and a significantly lower eaves height to the main dwelling. It will be set back from the road by over 4.5m. There is a mixture of materials used in the area so the inclusion of boarding on the front porch will not look out of character.

The garage conversion is considered to be acceptable. It has been demonstrated that 2 no. off road car parking spaces can be achieved in line with current standards, so there is no objection to the loss of the garage at the site. The increase in height of 0.15m will not adversely affect the street scene and the use of boarding is considered acceptable making the development overall acceptable in design terms.

Impact on Residential Amenity

The proposed porch and garage conversion is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

The proposed rear extension proposes windows to serve an en-suite and bathroom in the west side elevation and a secondary window to the lounge in the east side elevation. The further window being inserted into the existing west side elevation will be the only window serving bedroom 3. As the extensions are single storey in nature and the existing boundary treatments screening the development from the neighbours consist of close boarded fencing and brick walls belonging to the neighbours garages there is not considered to be any significant adverse impact on overlooking or loss of privacy to these neighbours.

The 45 degree rule contained within the Essex Design Guide has been applied to this development. The application site and adjacent neighbours have north facing rear gardens. Due to the single storey nature of development, the separation between properties and as the property to the east is set forward slightly from the application dwelling, the proposed development is not considered to have a significant adverse impact on the daylight or sunlight currently enjoyed by the adjacent neighbours.

Overall, even though the proposals are of a significant scale for the plot, there are not considered to be any significant adverse impact to the development that would warrant a refusal of planning permission.

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

- 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. PLR-01 Revision 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:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO