

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	22/01/2020
Planning Development Manager authorisation:	TF	22/01/2020
Admin checks / despatch completed	SOB	22/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	RUE	22/01/2020

Application: 19/01786/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mr and Mrs Harris

Address: Fairfield House St Marys Road Great Bentley

Development Proposed single storey rear extension.

1. Town / Parish Council

Great Bentley Parish Council On 5th December 2019 Great Bentley Parish Council Planning Committee resolved to make no comment regarding this application.

2. Consultation Responses

Environmental Protection No comments received.

3. Planning History

14/00065/FUL	Demolition of existing dwelling house and erection of two detached dwellings.	Refused	14.03.2014
14/00872/FUL	Demolition of existing dwelling house and erection of two detached dwellings.	Refused	18.08.2014
14/01508/FUL	Proposal to demolish an existing dwelling house and to erect two detached dwellings.	Approved	04.12.2014
15/00203/FUL	Proposed residential development.	Approved	01.07.2015
19/01786/FUL	Proposed single storey rear extension.	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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Site Description

The application site is located to the west of St Marys Road, inside the development boundary of Aingers Green, Great Bentley. The site serves a detached two storey dwelling constructed of grey weatherboarding with a red brick plinth and a red tile roof. The front of the site is a mixture of paving and lawn to allow 2 no. off road parking spaces. The rear of the site is laid to lawn with a patio area adjacent to the dwelling and 1.8m close boarded fencing on the boundaries. A shed is located at the rear of the garden.

Proposal

The application proposes a single storey rear extension measuring 5.3m wide by 2.8m deep, with a monopitch roof with eaves of 2.6m and a maximum height of 3.6m. It will be constructed with weatherboarding and a brick plinth to match the existing dwelling, with a slate roof.

The submitted plans also illustrate plans to extend the existing hard standing at the front the property. The agent has confirmed via e-mail that the hardstanding will match the existing hard surface. Although it will be non-porous the surface water run-off will drain to the existing flower bed and grass within the curtilage of the dwelling and therefore no planning permission is required for this part of the development.

Assessment

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

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 extension is considered to be of a scale and nature appropriate to the site and the surrounding area. It is a modest addition that infills the rear of the property. The use of matching

facing materials will blend the extension with the host dwelling, and the use of slate for the roof is also considered acceptable to break up the appearance of the dwelling; plus a variety of roof tiles exist in the area. No views of the extension will be possible from the road so there will be no adverse impact on the street scene, and sufficient private amenity space will be retained for the occupiers of the property. Overall, the development is considered to be acceptable in design terms.

Impact on Residential Amenity

The proposed rear infill extension will not extend beyond the furthest rear elevation of the property. No windows are proposed on the side elevation of the extension. The development is not likely to affect the dwelling to the south, known as Navara. The extension will be located 1.2m from the side boundary shared with the 2 no. neighbours to the north, reducing to 0.6m adjacent to the eaves of the extension due to the angled boundary line. The design, modest eaves height and single storey nature of the development result in a development that is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by this neighbour and the development is considered acceptable in this regard.

Other Considerations

Great Bentley Parish Council resolved to make no comment regarding this application.

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, 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. FH/AG/1.

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
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Are there any third parties to be informed of the decision?
If so, please specify:

NO