

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SOB	11/02/2020
Planning Development Manager authorisation:	TF	12/02/2020
Admin checks / despatch completed	CC	12/02/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	12/2/2020

Application: 19/01919/FUL **Town / Parish:** Great Oakley Parish Council

Applicant: Mr and Mrs Newman

Address: Brenala Sparrows Corner Great Oakley

Development: Proposed single storey rear and side extension.

1. Town / Parish Council

Great Oakley Parish
Council

Great Oakley Parish Council have no objections to make regarding this application.

2. Consultation Responses

N/A

3. Planning History

19/01919/FUL Proposed single storey rear and side 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

HG9 Private Amenity Space

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site Description

The application site is located to the west of Sparrows Corner, inside the development boundary of Great Oakley. The surrounding area comprises of detached dwellings, materials present within the street scene include, brickwork, render, cladding and tiles. Many of these dwellings have previously extended by way of extensions and porches that are publicly visible within the street scene. The application site serves a semi-detached bungalow constructed of brick and a tiled roof. Sited to the front is laid to lawn with shrubbery, a tree and hedge. There is a gravel driveway with parking for two or more vehicles to the side of dwelling, a low brick fence with wooden panel fencing on the boundary. There is a gate leading to the side of dwelling where there are two small shed in front of existing garage. The rear of the dwelling has an existing conservatory. Sited to the rear is laid to lawn with shrubbery and patio area and a pagoda. There is a fenced boundary.

Proposal

The application seeks planning permission for a single storey rear and side extension. The rear extension will measure a maximum depth of 3.6m, 7.4m wide, into the side extension 6.7m depth 1.5m wide. It will have a flat roof with two roof lanterns 1.8m x 1.3m and 0.45m x 0.85m. The existing single garage is to be demolished. 0.8m boundary to West Lodge.

The proposed materials are Red Facing Brickwork to match existing, flat roof, white uPVC windows and Bi-Folding doors.

Assessment

The main considerations of this application are the design, highway safety and the impact upon residential amenity.

Policy Considerations

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 and Appearance

The proposed rear and side extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. The development will be visible from Sparrows Corner due to the proposed side extension. Although the development will be publicly visible it will not have any significant impact upon the street scene as it will be set back from the front boundary. The proposed side extension will be stepped in from the front elevation by 5.8m making it a subservient addition and the matching materials blend the development acceptably with the host dwelling.

The proposed side extension will be located 0.8m, from the shared boundary with West Lodge. This neighbour has an existing extension. Due to this, and the appropriate design the development will have no adverse impact upon the street scene. The design of the development overall is considered to be acceptable.

Highway Safety

The proposed side extension means that the existing garage will be removed, however the front of the site can easily accommodate 2 off street car parking spaces in accordance with the current parking standards, so there is no objection to the level of off street parking available at the site.

Impact on Residential Amenity

The side extension is a distance of 0.8m to West Lodge. Due to the sites close relationship with its neighbour West Lodge, the proposal will result in a loss of light and outlook from West Lodge Utility room. The sunlight/ daylight calculations from the Essex Design Guide have been applied to the plans and the 45 degree line in plan would intercept this neighbours rear door however in elevation would only intercept the lower section of this door. It is therefore considered the loss of light to this neighbour is not so significant to refuse planning permission upon. It is important to note that the proposed rear extension will be replacing an existing garage and an existing part of the host dwelling that protrudes from the rear by 2.5m. As the proposal is for a single flat roofed extension with lanterns, there will be no significant loss of light or overlooking. Overall the proposed extensions are not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Other Considerations

Great Oakley Parish Council has received no letters of representation. No objections were 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 / 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 plans: Drawing Number HPA.002 Revision B, HPA.05 Revision B, HPA.006 Revision B.

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

<p>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</p>	<p>YES</p>	<p>NO</p>
<p>Are there any third parties to be informed of the decision? If so, please specify:</p>	<p>YES</p>	<p>NO</p>