

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	13/05/2020
Planning Development Manager authorisation:	TF	18/05/2020
Admin checks / despatch completed	CC	18/05/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	18/05/2020

Application: 20/00398/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mr & Mrs Cottham

Address: 5 Sycamore Place Great Bentley Colchester

Development: Proposed first floor side extension to form 2no. bedrooms and bathroom - variation to approval 19/01073/FUL to include external flue.

1. Town / Parish Council

Great Bentley Parish
Council
12.05.2020

At the Planning Committee meeting held on 7th May 2020 Great Bentley Parish Council resolved to make no comment on this application.

2. Consultation Responses

n/a

3. Planning History

19/01073/FUL	Proposed first floor side extension to form 2no. bedrooms and bathroom.	Approved	17.09.2019
20/00316/NMA	Non material amendment for approval 19/01073/FUL for formation of aluminium flue from existing log burner.		
20/00398/FUL	Proposed first floor side extension to form 2no. bedrooms and bathroom-variation to approval 19/01073/FUL to include external flue.	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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a first floor side extension over the existing single storey part of the dwelling. The application site is located within the development boundary of Great Bentley. A previous application, reference 19/01073/FUL was approved for a similar proposal, the only difference is the addition of an external log burner flue located on the south eastern elevation.

Design and Appearance

The first floor extension is set back from the front elevation of the main house by 0.8 metres and with a lower ridge height ensures it appears as a subservient addition. The extension will be finished in tiles that match the main roof of the existing dwelling and hardie plank to the external walls which will clearly distinguish the extension from the main property. There are many examples of the use of hardie plank in the immediate area which will ensure there is no significant impact to the character of the area. The proposal will be visible from both Sycamore Place and Cedar Way. Due to the orientation of the property, and that the extension is proposed to be set back from the front elevation by 0.8m, it will only be partly visible on Sycamore Place however it will be most prominent from Cedar Way. The first floor extension will be visible above the line of Leylandi hedging however it will not have a significant impact on the street scene of Cedar Way.

The design and scale of the proposal is acceptable and would result in no material harm to visual amenity.

Impact on Residential Amenity

Due to the position of the first floor extension, immediately adjacent to Cedar Way there will be no significant impact to any neighbouring properties. There are new first floor windows located on the front, side and rear of the extension which will not significantly increase the risk of overlooking or loss of privacy to neighbours.

Other Considerations

Great Bentley Parish Council have no comment on the application.

No further letters of representation were received.

Conclusion

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 plans: Drawing No. 5/SPGB/1A and 5/SPGB/3.

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