

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	20/05/2020
Planning Development Manager authorisation:	TF	26/05/2020
Admin checks / despatch completed	CC	26/05/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	26/05/2020

Application: 20/00392/FUL **Town / Parish:** Brightlingsea Town Council

Applicant: Mr Piers and Mrs Andrea Markwick

Address: Sunningdale Robinson Road Brightlingsea

Development: Proposal to demolish rear single storey and two storey rear extensions, and first floor rear roof dormer extension. Extend and construct new extension in 3 stepped modules to the rear. To also refurbish existing garage and shed roof and add decking.

1. Town / Parish Council

Brightlingsea Town Council
16.04.2020

Supports application

2. Consultation Responses

n/a

3. Planning History

19/30164/PREAPP Demolition of existing extension and replace with a two storey pitched roof extension, remove dormer and replace with first floor pitched roof extension. 29.10.2019

20/00392/FUL Proposal to demolish rear single storey and two storey rear extensions, and first floor rear roof dormer extension. Extend and construct new extension in 3 stepped modules to the rear. To also refurbish existing garage and shed roof and add decking. 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

HG14 Side Isolation

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

SPL3 Sustainable Design

Local Planning Guidance

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

The application seeks permission for a two storey rear extension, refurbishment of the garage and shed roof and decking leading out from the new extension following demolition of the existing single storey and two storey rear extensions and first floor rear dormer. The detached house is brick built with concrete roof tiles and lies within the development boundary of Brightlingsea.

Design and Appearance

The proposal will remodel the rear of the house which appears a traditional brick built detached house from Robinson Road. The new extensions to the rear will bring the house up to date by removing the structures which have been added over the years. The hipped roof design of the two modules of the extension which will be glimpsed between the neighbouring properties will complement the original and traditional form of the main roof. These two modules will be finished in grey vertical cladding. Between these modules a two storey flat roof extension will bridge the space and will be finished in light grey render creating a contemporary look at the rear of the property.

Although the rear extension will be partially visible from Robinson Road it will not have a significant impact on the street scene owing to the variety of house styles with different finishes along this section of Robinson Road.

The roof of the shed, workshop and garage is in need of refurbishment and this will be finished in GRP which will tie all these elements together refreshing the current run down appearance. The proposed decking will be shaped to complement the shape of the back garden, it will draw together and enable level access to all refurbished elements of the proposal.

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

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case there is a distance of at least 1.5 metres to the north western side boundary shared with Lakeside View and a distance of 3 metres has been maintained between the south eastern side boundary shared with Heather Lodge.

Due to the potential of the proposal to result in loss of light to the properties of Lakeside View and Heather Lodge the calculations specified within the Essex Design Guide have been applied. Given the orientation of the host dwelling and its neighbours, and the separation distances that exist ensures there is no significant loss of light to these neighbours.

There are no first floor side facing windows on the north western elevation of the extension. There is one high level side facing first floor window on the south eastern elevation which serves a bedroom. The new rear facing windows serving two bedrooms and a bathroom replace windows which served two bedrooms and a landing on the existing rear elevation. There is not considered to be any increased or significant loss of privacy or overlooking caused by the proposal to any neighbouring properties. The proposed decking is low level and will create a level access to the proposed extensions ensuring the decking will not have a significant impact on loss of privacy or overlooking.

At least 100 square metres of private amenity space will remain following the construction of the proposal which is considered adequate and the existing off road parking arrangements will not be affected.

Other Considerations

Brightlingsea Town Council supports the application.

No other letters of representation have been 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: dwg no 0/A100/PR/001, 0/A100/PR/002, 0/A100/PR/003, 0/A200/PR/001 and 0/A200/PR/002.

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