

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	04.11.2020
Planning Development Manager authorisation:	SCE	04.11.2020
Admin checks / despatch completed	DB	05/11/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	05/11/2020

Application: 20/01235/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mrs A Hunt

Address: 4 Thorrington Road Great Bentley Colchester

Development: Proposed two storey rear extension.

1. Town / Parish Council

Great Bentley Parish Council No Comment

2. Consultation Responses

Not Applicable

3. Planning History

97/00397/FUL	(The Lilacs, 4 Thorrington Road, Gt Bentley) Proposed detached garage and porch	Approved	30.04.1997
07/01220/FUL	Extension and alterations.	Approved	07.09.2007
20/01235/FUL	Proposed two 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

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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, with further hearing sessions in January 2020. The Inspector issued his findings in respect of the legal compliance and soundness of the Section 1 Plan in May 2020. He confirmed that the plan was legally compliant and that the housing and employment targets for each of the North Essex Authorities, including Tendring, were sound. However, he has recommended that for the plan to proceed to adoption, modifications will be required – including the removal of two of the three Garden Communities 'Garden Communities' proposed along the A120 (to the West of Braintree and on the Colchester/Braintree Border) that were designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033.

The three North Essex Authorities are currently considering the Inspector's advice and the implications of such modifications with a view to agreeing a way forward for the Local Plan. With the Local Plan requiring modifications which, in due course, will be the subject of consultation on their own right, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications – increasing with each stage of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will progress once modifications to the Section 1 have been consulted upon and agreed by the Inspector. 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)

Proposal

This application seeks permission for the erection of a two storey rear extension.

Application Site

The site is located to the south of Thorrington Road, within the development boundary of Great Bentley. The site serves a semi-detached two storey dwelling finished in painted render. The surrounding streetscene is comprised from dwellings of a similar design and appearance, materials present within the streetscene include painted render, boarding and brickwork.

Assessment

Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The dwelling currently has an existing single storey rear extension, it is proposed to extend this further to cover the width of the property and add a second storey. At ground floor level the proposal will measure 2.7 metres wide by 2 metres deep, at first floor level the proposal will measure 8.25 metres wide by 2 metres deep, it will have an overall flat roof height of 5.57 metres. The proposal will not exceed the height of the highest part of the original dwelling and so it appears subservient to the existing dwelling. It is considered to be of a size and scale appropriate to the dwelling and surrounding area, the application site can accommodate for a proposal of this size and scale whilst retaining adequate private amenity space.

The proposal will be constructed using materials in keeping with the existing dwelling and surrounding area, the exterior walls will be finished in a matching painted render and weather boarding to the side with a flat roof design. The proposal is located to the rear of the dwelling and will not be visible from the streetscene. The proposed extension is not considered to have any harmful impact on the visual amenities of the area.

Impact to Neighbouring Amenities

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the saved plan states that amongst criteria 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Due to the host dwelling and the neighbouring dwelling to the west positioning on their sites the proposal does not have any significant impact to the loss of light on this neighbouring dwelling.

The proposal is to be built 0.2 metres from the boundary line to the east. Due to its close proximity to this attached neighbouring dwelling guidelines set out within the Essex Design Guide have been applied. The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down from the extension roof would catch an existing window located on the first floor of this neighbouring dwelling, however as less than half of the windows falls within the 45 degree overshadowing zone the loss of light caused by the proposal is not considered so significant as to justify refusing planning permission.

There are no new windows located on the side elevation of the proposal. There are three new windows located to the rear of the proposal. These proposed windows on the rear elevation will result in a loss of privacy to the adjacent neighbours, however as the dwelling already overlooks onto the adjacent properties from the rear the loss of privacy is not considered to be significant enough as to justify refusing planning permission.

The proposal is therefore not considered to have a significant harmful impact to the amenities of the adjacent neighbours.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Great Bentley Parish Council have provided no comments on the proposal

No other 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. In the absence of material harm resulting from the proposal 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 plan; Drawing No. 1.1 Revision 00 and Drawing No. 1.2 Revision 00.

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

