

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	06/01/2021
Planning Development Manager authorisation:	SCE	08.01.2021
Admin checks / despatch completed	CC	08.01.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	08.01.2021

Application: 20/01511/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mr and Mrs R Thompson

Address: 166 Wivenhoe Road Alresford Colchester

Development: Increase roof height by 450mm of previously approved application 19/01505/FUL.

1. Town / Parish Council

Alresford Parish Council No Objection

2. Consultation Responses

Not Applicable

3. Planning History

04/01617/FUL	Rear single storey monopitch roof (open sided) to create covered seating, new pitched roof to dormer windows and new raised pitch roof over lounge.	Approved	29.09.2004
85/00892/FUL	Granny annexe, garage and garden store	Approved	24.09.1985
19/01505/FUL	Proposed side extension above existing garage, two storey side extension and chimney reconstruction.	Approved	03.12.2019
19/01930/FUL	Proposed Garden Workshop and Storage Building with separate Garden Room.	Approved	04.03.2020
20/01511/FUL	Increase roof height by 450mm of previously approved application 19/01505/FUL.	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
HG14 Side Isolation

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council is now making arrangements to formally adopt Section 1 of the Local Plan in its modified state and this is expected to be confirmed at the meeting of Full Council on 26th January 2021 – at which point will become part of the development plan and will carry full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan. In the interim, the modified policies in the Section 1 Local Plan, including the confirmed housing requirement, can be given significant weight in decision making owing to their advancement through the final stages of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) is now expected to proceed in 2021 and two Inspectors have already been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

This application seeks planning permission for a first floor side extension on the eastern side and a two storey side extension on the western side of the existing dwelling which is a detached house located within the settlement development boundary of Alresford.

This is a variation to the previously approved extension under reference 19/01505/FUL which will amend the height of the proposal by 450mm.

Design and Appearance

The two side extensions take away the flat roof side dormers from the existing dwelling and create an improved overall appearance which can be viewed from Wivenhoe Road. The lines of the new roof structure mirror those of the existing roof, with the small dormer on the eastern side tying the design features together. So as not to have an overbearing impact on the existing dwelling the ridge height is lower than the original and the eaves height is at a lower, median level facing Wivenhoe Road. The materials to be used will match the existing dwelling to ensure that the character of the existing dwelling is not harmed.

This part of Wivenhoe Road is made up of different styles of detached houses and bungalows which have been extended on various scales ensuring that following the construction of the proposal there will no significant impact to the street scene and the character of the immediate area will be maintained.

The proposed amendment to the height is a minor change which will not appear out of keeping with the existing house or area and the previously approved application 19/01505/FUL.

The proposal meets the requirements of good design, appearance and scale.

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, which in this case has been met where the west boundary is shared with 168 Wivenhoe Road. A distance of 0.50 metres at the front and a distance of 0.70 metres at the rear to the eastern side boundary shared with 164 Wivenhoe Road exists which although does not meet the policy criteria does not warrant refusal given the distance of 3.5 metres from the proposal to the property of number 164 and the spacing of surrounding dwellings.

Due to the orientation of the properties along this side of Wivenhoe Road, facing north, and the siting of the houses of number 164, 166 and 168 which is not uniform, along with there being no side facing first floor windows there is no significant loss of light, risk of overlooking or loss of privacy from the first floor extension or the two storey side extension.

The amendment to the height of the previously approved application 19/01505/FUL is a minor change which will not result in a significant impact to the residential amenities of the neighbouring sites.

At least 600 square metres of private amenity space will remain at 166 Wivenhoe Road following the construction of the proposal which is considered more than adequate. The garage will remain and the off road car parking space has not been affected by the proposals.

Other Considerations

Alresford Parish Council has no objection to this application.
No further 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 plan: 05 Rev D and 07 Rev A.

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.