

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	25/02/2021
Planning Development Manager authorisation:	TF	25/02/2021
Admin checks / despatch completed	DB	26.02.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	26.02.2021

Application: 20/01843/FUL **Town / Parish:** Thorrington Parish Council
Applicant: Mr and Mrs Lalua
Address: Holly Tree Station Road Thorrington
Development: Proposed single storey side and rear extensions.

1. Town / Parish Council

No comments received

2. Consultation Responses

n/a

3. Planning History

20/01843/FUL Proposed single storey side and rear extensions. 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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

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 has now formally adopted Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have 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

Proposal

This application seeks planning permission for a single storey rear and side extension to an existing detached bungalow located outside of any settlement development boundary.

Design and Appearance

The proposed extension is to the rear and side of the existing bungalow and will serve to modernise the property and refresh its appearance. The existing bungalow has various extensions to the rear which are old, piecemeal and are in need of renewal. The largest area at the rear is a flat roof. The proposal will partially demolish these sections and rebuild and extend a further 3.68 metres on the south western side of the bungalow and 4.78 metres on the north eastern side with the existing pitched roof extended to encompass the length of the bungalow. To the north eastern side a single storey flat roof extension with a parapet wall will project 3.225 metres. This element replaces an existing dilapidated garage and lean to which has already been demolished. The bungalow will be finished in painted white render and grey UPVC windows and doors. The extensions will be publically visible, however, their position to the rear and refurbishment of the whole bungalow will have a positive impact on the immediate area.

The development is therefore considered acceptable in terms of visual impact and 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. In this case a distance of just under 1 metre exists however the eaves remain low at 2.25 metres. A distance of 1 metre exists at the front of the side extension on the north eastern side reducing to just under 1 metre as it tapers back, however this element has a parapet wall at a height of just 3 metres. The plots along this part of Station Road are already spacious and are a mix of bungalows and houses of differing age and styles.

Due to the positioning of the neighbouring properties there will be no significant impact to these neighbours in terms of loss of light, privacy or outlook. One side facing window will be created on

the existing south western elevation which will face the parking area of the property at Homeleigh and this window will be obscure glazed as it serves an en suite bathroom. A side window serving a utility room will face north east, however fencing will obscure any views into the neighbouring garden which also sits at a higher ground level than Holly Tree.

Saved Policy HG9 of the Tendring District Local Plan 2007 seeks to provide a minimum of 100 square metres of private amenity space for a property with three or more bedrooms. Over 1000 square metres of private amenity space will remain following the construction of the proposal which is considered more than adequate.

Two car parking spaces which comply with the Essex County Council Car Parking Standards are required for a property with three or more bedrooms. There is access to a driveway in front of the new storage area which will allow two cars to park off the road in tandem and meets the current parking standards where one space measures 5.5 metres x 2.9 metres. There is also space in front of the bungalow for car parking or this space allows the cars parked in tandem to turn and enter the highway in a forward gear.

Other Considerations

No letters of representation have been received.

Conclusion

In the absence of 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: P01a.

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