

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
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Application: 21/00239/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mr J Durrell

Address: 31 Larkfield Road Great Bentley Colchester

Development: Erection of single storey side and rear extension

1. Town / Parish Council

Mrs Parish Clerk
09.03.2021

At the Great Bentley Parish Council Planning Committee meeting held on 4th March 2021 it was resolved to make no comment on this application

2. Consultation Responses

N/A

3. Planning History

21/00239/FUL Erection of single storey side and 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

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

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

Proposed erection of a single storey side and rear extension.

Application Site

The application site is located to the south of Larkfield Road, a detached dwelling located on a corner plot, within the development boundary of Great Bentley. The site serves a single storey bungalow constructed of brickwork with a pitched tiled roof.

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 proposed rear extension would measure 6 metres wide by 3 metres deep with an overall height of 4.4 metres. The walls would be finished in brickwork with a pitched tiled roof, to remain consistent with the existing dwelling. This proposal is a single storey construction located to the rear of the host dwelling, however will be partially visible from the streetscene of Larkfield Road over the existing boundary fence. The extension would create a kitchen dining area leading out to the rear garden. The design of the proposal is deemed sympathetic to the host dwelling and relates well to its surrounding site. As a result, it is deemed that this proposal is of a size and scale appropriate to the existing dwelling and surrounding area. The site can accommodate a proposal of this size and scale whilst retaining ample private amenity space.

The proposed side extension would measure 6.3 metres wide by 2.5 metres deep with an overall height of 4.4 metres. The walls would be finished in brickwork with a pitched tiled roof, to remain consistent with the existing dwelling and proposed rear extension. This proposal would be located to the side of the host dwelling, and will be visible from the streetscene of Larkfield Road. Whilst it is noted that the proposal would be prominent to the dwelling, adequate separation distance to the road has been achieved. The extension would create an additional bedroom and bathroom to the property. Overall, the design of the proposal is deemed sympathetic to the host dwelling and relates well to its surrounding site. As a result, it is deemed that this proposal is of a size and scale appropriate to the existing dwelling and surrounding area. The site can accommodate a proposal of this size and scale whilst retaining adequate private amenity space.

Impact on 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 by Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The nearest neighbouring properties to this proposal are 13 and 15 Larkfield Road to the North West and 29 Larkfield Road to the rear.

Impact on 13 and 15 Larkfield Road

These dwellings are located opposite to the host dwelling and the side extension would be most visible from these dwellings. However the proposal will be located approximately 33 metres away from the front of these properties. The proposal is also single storey and while the extension would feature two windows facing towards these dwellings, they both serve a bedroom and a bathroom, which are not deemed to be primary habitable spaces.

As a result, on balance the proposal is not deemed to negatively impact on the privacy of these dwellings. In conclusion, it is deemed that the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of these dwelling

Impact on 29 Larkfield Road

This neighbouring dwelling is located to the rear of the site. Whilst the rear extension would be visible from this neighbouring dwelling, there will 12 metres of separation distance will remain between the properties. As the rear garden is east facing, it is deemed that the proposal would not cause a reduction of daylight to this property. There are only the rear bi-fold doors, which point toward this property, however the existing fence line is deemed to not compromise the privacy of this dwelling. As a result, it is deemed that the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of this dwelling.

Highway issues

The proposal neither generates an additional need for parking nor decreases the existing parking provision at the site.

Other Considerations

Great Bentley Parish Council made no comment 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 plans; Drawing No.

- 1.2
- 1.3

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.