

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|------------|
| File completed and officer recommendation: | CC | 09/04/2021 |
| Planning Development Manager authorisation: | SCE | 14.04.2021 |
| Admin checks / despatch completed | ER | 14/04/2021 |
| Technician Final Checks/ Scanned / LC Notified / UU Emails: | CC | 14.04.2021 |

Application: 21/00267/LUPROP **Town / Parish:** Brightlingsea Town Council

Applicant: Mr O'Kane

Address: 25 Ladysmith Avenue Brightlingsea Colchester

Development: Erection of rear dormer roof extension and installation of 2no. rooflights to front elevation

1. Town / Parish Council

Brightlingsea Town Council
Supports Application
12.03.2021

2. Consultation Responses

Not Applicable

3. Planning History

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| 14/30298/PREA PP | Erection of 3 bungalows with associated garages and parking. Provision of a car park for the school, widening of footpath, improvements to access drive serving school and provision of railings to separate the foot path from access drive. | 17.09.2014 |
| 21/00267/LUPR OP | Erection of rear dormer roof extension and installation of 2no. rooflights to front elevation | Current |

4. Relevant Policies / Government Guidance

Not Applicable

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not.

With the adoption of the modified Section 1 of the emerging Local Plan, the Councils 'objectively assessed housing need' of 550 dwellings per annum has been found 'sound' and there is no housing shortfall. The Council is able to report a significant surplus of housing land supply over the 5 year requirement, in the order of 6.5 years.

5. Officer Appraisal (including Site Description and Proposal)

Application site

The site is located to the west of Ladysmith Avenue, within the development boundary of Brightlingsea. The site serves a semi-detached two storey dwelling finished in painted render with a pitched roof. The surrounding streetscene is largely comprised from semi-detached dwellings finished in brickwork or render, of a similar design and appearance to that of the host site.

Proposal

The application seeks the issuing of a Lawful Development Certificate for rear dormer roof extension and installation of 2no. rooflights to front elevation

A lawful use certificate is 'a certificate issued by a local planning authority, on application, stating that an existing (LDC 191) or proposed use (LDC 192), or other forms of development, can be considered as lawful for planning purposes'.

Main considerations

- Planning history
- General Permitted Development Order

Planning History

No conditions were found on previous planning applications for the site restricting permitted development rights.

General Permitted Development Order

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **The proposal complies.**
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; **The proposal complies.**
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; **The proposal complies.**
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
 - (i) 40 cubic metres in the case of a terrace house, or **The proposal complies.**

- (ii) 50 cubic metres in any other case; **Not Applicable**
- (e) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or **Not Applicable**.
- (f) the dwellinghouse is on article 2(3) land. **The proposal complies.**

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that—
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and **The proposal complies.**
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and **The proposal complies.**
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and **Not Applicable**.
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. **Not Applicable**

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

Class C - any other alterations to the roof of a dwellinghouse.

C.1 Development is not permitted by Class C if –

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **The proposal complies**
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; **The proposal complies**
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof. **The proposal complies**
- (d) it would consist of or include –
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. **The proposal complies**

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be –

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The proposal complies with Conditions C.2 (a) and (b).

6. Recommendation

Lawful Use Certificate Granted

7. Conditions / Reasons for Refusal

1. The proposed rear dormer constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 1 Class B of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The proposed rooflights constitute Permitted Development by virtue of the provisions of Schedule 2, Part 1 Class C of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

8. Informatives

Not Applicable.

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| | YES | NO |
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| Are there any letters to be sent to applicant / agent with the decision? If so please specify: | | |
| Are there any third parties to be informed of the decision? If so, please specify: | YES | NO |