

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|------------|
| File completed and officer recommendation: | JR | 13.05.2021 |
| Planning Development Manager authorisation: | JJ | 13/05/2021 |
| Admin checks / despatch completed | DB | 13.05.2021 |
| Technician Final Checks/ Scanned / LC Notified / UU Emails: | CC | 13.05.2021 |

Application: 21/00526/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mr Ian Wright

Address: 99 Wivenhoe Road Alresford Colchester

Development: Proposed new porch to front of house and rear single storey living space with new windows and new cladding

1. Town / Parish Council

Alresford Parish Council No objection to this application.

2. Consultation Responses

N/A

3. Planning History

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| 02/01249/FUL | Rear extension and new roof and accommodation. | Approved | 28.08.2002 |
| 93/00740/FUL | Extensions to existing bungalow, including new pitched roof and formation of first floor living accommodation | Approved | 29.07.1993 |
| 14/00709/LUPROP | Erection of rear single storey extension. | | 31.07.2014 |

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019
National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)

QL11 Environmental Impacts and Compatibility of Uses

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021)

Section 1

SP7 Place Shaping Principles

Section 2

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is located on the northern side of Wivenhoe Road and comprises of a detached two storey hipped roof dwelling with a single storey rear extension addition. The property is set within a large plot of some 76m deep and 13.5m wide and is set back from the highway by some 20m. There is a detached garage and outbuilding within the rear amenity area and hardstanding for parking to the frontage. The site is located within the settlement development boundary of Alresford and the surrounding area is residential in nature.

Proposal

The application seeks planning permission to construct a single storey rear extension and front porch and canopy. It is also proposed to clad the dwelling and extensions in Cedral click type cladding in grey and replace the windows with grey aluminium throughout. The proposed roof tiles and brickwork is to match the existing dwelling.

Design and Impact on the Character of the Area

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. Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Emerging Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials and should respect or enhance local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features. Saved Policy QL11 supports these considerations.

The proposed rear extension measures 5.51m wide, a maximum of 8.55m deep, with an eaves height of some 2.5m. The front porch measures 3m wide, 3m deep with an eaves height of some 2.3m and a maximum height of some 3.4m.

The proposed porch to the front elevation is considered to be sizeable addition to the main dwelling and along with the proposed grey cladding and grey aluminium windows would alter the exterior appearance of the dwelling. This would result in a more modern appearance to the dwelling within the streetscene, particularly the large glazed porch. The surrounding streetscene is mixed in terms of design, albeit predominately comprising of brick built dwellings. However, the site is not located within a conservation area and given the considerable set back from the highway the alterations to the external appearance are considered to be acceptable. The use of brick and tiles to the porch and canopy roof would match the main dwelling and overall the porch extension and alterations to the external elevations are considered to integrate satisfactorily with the main dwelling and the wider streetscene.

Given the width and depth of the rear amenity area, the design, size, siting and scale of the single storey rear extension is considered to be such that it would not result in any significant harm to the character and appearance of the main dwelling or the rear garden scene. The rear extension would not be visible from the public realm and the extended dwelling retains more than adequate private amenity space.

The proposal is therefore considered to be acceptable and policy compliant in these regards.

Impact on neighbouring properties

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. Policy SPL3 states that 'buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents'. Saved Policy QL11 states that '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'.

The application site is neighboured by No. 101 (to the west) and No. 97 Wivenhoe Road (to the east).

No. 101 is a detached dwelling of a similar design, scale and appearance to that of the application dwelling. The proposed porch and rear extension are sited away from the shared boundary with this neighbour and therefore the proposal is not considered to result in any material harm to the amenities of the neighbouring occupiers at No. 101 in any regard.

No. 97 is a semi-detached bungalow with a rear conservatory and a number of outbuildings located along the shared boundary with No. 99. Given the detached nature of the application dwelling, there would be a separation distance of some 2.5m from the proposed extension to this neighbouring dwelling. The extension would to a degree, be screened from this neighbouring dwelling by the existing pitched roof outbuilding nearest to the rear elevation of No. 97 and therefore, this along with the low eaves height of the proposed rear extension is considered to mitigate any harm to the residential amenity of this neighbour in terms of overshadowing, an undue sense of enclosure or any loss of light or outlook. Three high level windows are proposed to the flank elevation facing the shared boundary with No. 97, as these are at ground floor level and would not overlook the main flank elevation of No. 97 it is not considered that they would result in

any loss of privacy to the occupants of No. 97 and it is not considered necessary for the windows to be obscure glazed.

The proposal is therefore considered to be acceptable and policy compliant in terms of its amenity impacts.

Highways issues

The proposal does not alter or increase the parking provision required at the site.

Other Considerations

No representations 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

- 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(s): 2021-002

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.

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.

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