

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)

Application Site

The application site comprises of two storey detached dwelling constructed from brick. The existing house has an existing extension to the rear approved under planning permission 18/00584/FUL. The existing house (along with its neighbours) is set off the main road and orientated to face an area of open space. The house and neighbours have an existing shared access with parking and garages to the rear.

Proposal

This application seeks planning permission for the erection of a two storey front extension.

The proposal incorporates brick at ground floor level to match the existing house and boarding at first floor level. After negotiations with the agent the scheme has since been amended to show that the boarding will be a light grey colour (instead of dark grey originally proposed). The change of colour will allow the proposal to appear more in-keeping with the surrounding properties.

Assessment

Design and Appearance

The area comprises of a variety of differently designed properties varying in appearance and constructed from brick with boarding detailing. Whilst the majority of the boarding in the area is finished in white there are a select few within the vicinity which have opted for light grey.

The proposal will be sited to the front of the house and will be a noticeable change to the front of the existing house. As the house is set off the main road with its principle elevation facing an area

of open space the proposal would not appear as a prominent or harmful feature within the streetscene. The proposal will also be set a minimum of 2.4m from the front boundary of the site, which will further reduce its prominence.

The proposal will extend beyond the front elevation of the house and created a new smaller front gable end feature. The height of the proposal will be lower compared to the main house to ensure it appears as a subservient feature and the pitch of the roof and eaves height will also match that of the existing dwellings allowing it to appear consistently with the existing house.

The ground floor element will be finished in brick to match the existing house and the first floor element will be finished in light grey boarding. The use of light grey boarding will be consistent with other properties within the area and as the site is set off the main road the use of such would not appear as a prominent or harmful feature in regards to the character of the dwelling or area.

In conclusion, based on the above assessment, the proposal is considered to be an acceptable and appropriate addition to the existing house in terms of visual amenity.

Impact to Neighbours

As a consequence of the nature and siting of the proposal off of neighbouring boundaries, along with the orientation and positioning of the neighbouring dwellings, it is considered that the proposal would not result in a significant loss of residential amenities to the neighbouring properties.

Other Considerations

Elmstead Parish Council have raised no objections to the proposal.

There have been no letters of representation received.

Conclusion

In the absence of harm resulting from the proposed 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:

- Amended Proposed Elevations and Floor Plans - Rec 13th June 2021
- Site Plan and Site Layout Plan - Rec 12th May 2021.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.