

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	06.10.2021
Planning Development Manager authorisation:	JJ	06/10/2021
Admin checks / despatch completed	ER	06/10/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	06.10.2021

Application: 21/01414/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mr and Mrs Edwards

Address: 185 Wivenhoe Road Alresford Colchester

Development: Proposed rear extension, new rear roof to replace existing rear gabled roofs, external alterations and new front dormer window.

1. Town / Parish Council

Alresford Parish Council No objection

2. Consultation Responses

Not Applicable

3. Planning History

73/00165/FUL	Vehicular crossing	Approved	04.05.1973
77/01313/FUL	Garage extension porch new windows	Approved	03.01.1978
88/01655/FUL	Extensions. Alterations and provision of second vehicular access	Approved	19.09.1988
18/00561/LUPRO P	Proposed removal of front wall of existing unused stable block situated at the rear of the property. A new steel frame structure will replace it to house the owners motorcycle collection.		11.05.2018
21/01414/FUL	Proposed rear extension, new rear roof to replace existing rear gabled roofs, external alterations and new front dormer window.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)

QL11 Environmental Impacts and Compatibility of Uses (part superseded)

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

SP1 Presumption in Favour of Sustainable Development

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

Status of the Local Plan

Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework 2021 (the Framework).

The 'development plan' for Tendring comprises, in part, the 'saved' policies of the 2007 Local Plan. Paragraph 219 of the Framework allows local planning authorities to give due weight to policies adopted prior to its publication according to their degree of consistency with the policies in the Framework. On the 26th January 2021 Section 1 of the 2013-2033 Local Plan was adopted and now also forms part of the 'development plan' for Tendring, superseding some of the more strategic policies in the 2007 Local Plan. Notably, the housing and employment targets were found sound and have been fixed, including the housing requirement of 550 dwellings per annum.

Paragraph 48 of the Framework 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 the policies of the Framework. In this regard 'Proposed Modifications' to the emerging Section 2 of the 2013-33 Local Plan, which contains more specific policies and proposals for Tendring, has been examined and hearing sessions have now closed. The main modifications recommended to make the plan legally compliant and sound were considered at the Council's Planning Policy and Local Plan Committee on 29th June 2021. The Council held a six-week public consultation on the Main Modifications and associated documents which began on 16th July 2021. The consultation closed at 5pm on 31st August 2021 and adoption is expected later this year. Section 2 will then join Section 1 as part of the development plan, superseding in full the 2007 Local Plan. Section 2 of the 2013-33 Local Plan is therefore at a very advanced stage of preparation and should be afforded considerable weight.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

This application seeks permission for the erection of a rear extension, new rear roof to replace existing gabled roofs, external alterations and new front dormer window.

Application Site

The application site serves a detached bungalow finished in facing brickwork and painted render with a hipped tiled roof, located towards the north of Wivenhoe Road, within the development

boundary of Alresford. To the front of the site is a pebbled driveway area with a low brick wall, fencing and shrubbery along the site boundaries. The surrounding streetscene is comprised from dwellings of a similar design and appearance.

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 Policy QL11 and emerging Policy SP1 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.

The proposed rear extension will measure 4.8 metres deep by 9.2 metres wide and an overall pitched roof height of 5.3 metres. The proposal is considered to be of an in-keeping size and scale to the dwelling, the site is located on a large plot with adequate private amenity space remaining. The rear extension will be finished in facing brickwork and painted render with a pitched tiled roof to match the appearance of the existing dwelling. As it is located to the rear of the site it will not be visible to the streetscene. The proposed extension is therefore considered to blend with the host dwelling and has no significant adverse effect on visual amenities.

The proposed new roof design to the rear will increase the existing roof height to 5.3 metres, to match with the front elevation and incorporate more space for a loft conversion / extension to existing loft use. The roof will be finished in a matching roof tile to the existing and is considered to blend with the host dwelling, as the change to the roof is located towards the rear of the dwelling it will be largely shielded to the streetscene and will not appear overly dominant. The proposed change in roof design is deemed to have no significant adverse effect on visual amenities.

The proposed front dormer window will measure 2.1 metres wide by 2.1 metres deep and 1.3 metres high. The dormer will be finished in render with a flat roof design, as it is located to the front of the dwelling it will be visible to the streetscene. Front dormers can be seen throughout the streetscene of Wivenhoe Road, the proposed dormer will therefore appear in-keeping with the surrounding area and existing dwelling with no significant harmful effect on visual amenities.

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

The proposed rear extension is of a single storey nature and therefore poses no significant threat of overlooking or loss of privacy to the adjacent neighbouring dwellings.

The proposed change in roof design to incorporate the extension to the existing loft conversion will include the installation of glazing at first floor level to the rear of the dwelling and will incorporate an internal balcony. However, there is void living space between the balcony/bedroom area and rear elevation glazed windows of 4.8 metres, this will therefore lessen the impact of overlooking and loss of privacy to the adjacent neighbours. Furthermore the first floor is proposed to serve a bedroom / balcony area, bedrooms are not deemed to be a primary living space which therefore further reduces the proposals overall impact on the loss of privacy to the adjacent neighbours. Any loss of privacy caused by the proposal is therefore not deemed so significant as to justify refusing planning permission.

The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down from the extension roof would not intercept the neighbouring dwellings in both plan and elevation. Any loss of light caused by the proposal will therefore not be so significant as to justify refusing planning permission.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Alresford Parish Council have no objection to the application.

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. PA-10-A
Drawing No. PA-11-A
Drawing No. PA-12

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.

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