

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	01.07.2022
Planning Development Manager authorisation:	SCE	01.07.2022
Admin checks / despatch completed	DB	01.07.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	01/07/2022

Application: 22/00818/FULHH **Town / Parish:** Lawford Parish Council

Applicant: Mr and Mrs Marcus and Sarah Harden

Address: 30 Cambridge Drive Lawford Manningtree

Development: Proposed two storey side extension.

1. Town / Parish Council

Lawford Parish Council No comments.

2. Consultation Responses

N/A

3. Planning History

13/00452/OUT	The erection of 150 houses with associated garages on 7.45 hectares with two vehicle access points, site roads, parking for school buses, footpaths/cycle routes and boundary landscaping. The erection of 'approximately 700m ² ' of B1 use buildings on 0.2 ha of land and 2.6 ha of Community Open Space to include a children's playground.	Approved	23.06.2014
14/01050/DETAIL	The erection of 150 houses with associated garages on 7.45 hectares with two vehicle access points, site roads, parking for school buses, footpaths/ cycle routes and boundary landscaping. The erection of approximately 700m ² of B1 use buildings on 0.2 ha of land and 2.6 ha of Community Open Space to include a children's playground.	Approved	17.11.2014
22/00818/FULHH	Proposed two storey side extension.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond Section 1 (adopted January 2021)

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL3 Sustainable Design

Status of the Local Plan

Planning law requires that decisions on 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 (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

Proposed two storey side extension.

Application Site

The application site is located to the west of Cambridge Drive, which serves a semi-detached dwelling, located within the development boundary of Lawford and Manningtree. The site serves a dwelling constructed of brickwork with a pitched tiled roof. There are two off-street car parking spaces and a detached garage to the front of the dwelling.

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 SPL3 aims 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 side extension would measure 3.2 metres wide by 5.2 metres deep with an overall height of 7 metres. The proposal would create a family room to the ground floor, with a bedroom and bathroom to the first floor. The exterior would be finished in brickwork and feature a tiled roof, which would remain consistent with the host dwelling.

The proposal would be located to the side of the property, so would be clearly visible from Cambridge Drive. However, the brickwork, roof tile, windows and door detailing would be consistent with those of the host dwelling and therefore is considered to assimilate well to the site. It is therefore considered, that the proposal would have a negligible visual impact on the streetscene. The proposal is deemed to be 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.

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 SPL3 of the adopted 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'.

28 Cambridge Drive is located to the south of the application site; however, 6 metres of separation distance would remain between the adjacent properties and the proposal would feature no side facing windows to compromise privacy to this site.

Numbers 3 and 4 Blenheim Walk are both located to the rear of the site. Whilst the extension would feature a first floor window, there are already two windows located at the same height within the rear elevation, therefore this addition would not represent an increase in overlooking. It is also noted that the first floor would accommodate a bedroom, which is not a primary habitable space, reducing privacy impact further.

As a result, the proposal is deemed to not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway issues

Whilst the extension would provide an additional bedroom to the dwelling, the site has adequate parking provision in line with the adopted standards for a dwelling of this scale.

Other Considerations

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

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.

- 1371-01-05A and 1371-01-06A (Scanned 9th May 2022)

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.