

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	JR	19.07.2022
Planning Development Manager authorisation:	JJ	27/07/2022
Admin checks / despatch completed	SH	27.07.2022
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Application: 22/00579/FULHH **Town / Parish:** Alresford Parish Council

Applicant: Mr and Mrs Bhar

Address: 19 Furze Crescent Alresford Colchester

Development: Proposed two storey rear extension to form kitchen/dining area and two bedrooms.

1. Town / Parish Council

Mr Matt Cooke Alresford Parish Council fully supports the application.
25.05.2022

2. Consultation Responses

None

3. Planning History

04/01556/OUT	Outline application for residential development comprising 10 no 3 bedroom houses and associated garaging.	Approved	03.11.2004
07/01797/DETAIL	Reserved matters application in respect of outline approval 04/01556/OUT for 9 No. residential units.	Approved	24.12.2007

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021
National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development
SP7 Place Shaping Principles

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

SPL2 Settlement Development Boundaries
SPL3 Sustainable Design
CP1 Sustainable Transport and Accessibility

Essex County Council Car Parking Standards - Design and Good Practice

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

Site Description

The application site is located on the southern side of Furze Crescent and comprises of an end terrace dwelling two storey house, within a small run of new dwellings built at the end of Furze Crescent. To the front of the dwelling is a detached garage building. The site is within the Settlement Development Boundary of Alresford and the surrounding area is residential in nature. The site is within Flood Zone 1, which has a low risk of flooding.

Proposal

The application seeks planning permission to construct a two storey pitched roof rear extension.

The proposed extension measures approximately 3.6m deep, 8.5m wide at ground floor and 6.5m wide at first floor, with an eaves height of some 5.2m and a maximum height of around 7m.

The external materials proposed are brick, slate roof tiles, hardi-plank cladding in grey to the first floor, white uPVC windows and white powder coated bi-fold doors. The grey hardi-plank has been removed and replaced with a light coloured render. (Agreed with Agent).

The proposal provides 2 additional bedrooms at first floor and an open plan kitchen/dining area at ground floor.

Amended plans were received during the course of the application, due to officer concerns regarding the size, scale and design of the proposed extension and its impact on neighbouring occupiers. The width of the first floor extension has subsequently been reduced along with a more uniform roof design. Therefore the application is assessed on the basis of the amended plans.

Principle of Development

The site is located within the Settlement Development Boundary of Alresford, therefore there is no objection to the principle of extending the residential dwelling, subject to the detailed considerations discussed below.

Design and Appearance

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. (Para 126 NPPF).

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. 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.

Following revisions, it is considered that the design, size, siting and scale of the two storey extension is 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 extension is to the rear of the property and would have limited visibility within the public realm and would not therefore have a detrimental impact on the wider streetscene. The overall site can accommodate the proposed extension whilst retaining adequate private amenity space.

Therefore the proposed extension is acceptable and policy compliant in these regards.

Impact to Neighbouring Amenities

Paragraph 130 of The Framework maintains that policies and decisions should result in new development that creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SPL3 seeks new development that does not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The application site is bordered by No. 17 (to the east) and No. 21 Furze Crescent (to the west). No. 21 is a detached two storey dwelling which is set back in its plot and is behind the rear wall of the application dwelling. The extension would be located along the flank wall of this neighbouring dwelling, therefore given the detached nature of the dwelling and the separation distances to the boundary, is not considered that the proposed extension would harm the amenities of this neighbouring dwelling. No. 21 is a mid-terrace dwelling, however adjacent to the shared boundary is the car port to No. 21. The first floor element is set in from the shared boundary and would therefore mitigate any overshadowing, undue sense of enclosure or overbearing impacts to this neighbour. No side windows to the extension are proposed apart from a small window serving the en-suite facing no. 17 which can be conditioned to be obscure glazed, therefore no loss of privacy or outlook concerns are raised.

Therefore the proposal considered to be acceptable and policy compliant in these regards.

Highways issues

The Council's Adopted Parking Standards require that for dwellings with 2 or more bedrooms, a minimum of 2 parking spaces is required. The property is currently a three bed dwelling and furthermore the proposal does not increase or alter the parking requirements at the site. Therefore no adverse highways impacts are raised.

Consultation Responses

No representations have been received following a public consultation which included a site notice posted at the site and neighbouring consultation letters sent out to the adjacent properties.

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): 19/FCA/2A.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 The new first floor window to the eastern flank elevation serving the en-suite shall be obscure glazed and 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 and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.