

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	26/01/2022
Planning Development Manager authorisation:	SCE	28.01.2022
Admin checks / despatch completed	SH	01.02.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	01.02.2022

Application: 21/02020/FULHH **Town / Parish:** Lawford Parish Council

Applicant: Mr and Mrs Edward Drewnowski

Address: 12 Seaton Close Lawford Manningtree

Development: Proposed single storey side extension for private use.

1. Town / Parish Council

Lawford Parish Council No objections received

2. Consultation Responses

Not applicable

3. Planning History

21/02020/FULHH Proposed single storey side extension for private use. 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)
SPL3 Sustainable Design

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)
SP7 Place Shaping Principles

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).

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years

has been substantially below (less than 75%) the housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a semi-detached bungalow, which is brick in construction. The house is set back from its front boundary with a garage and driveway to the side.

The area of which comprises of dwellings which are similar in terms of size and design with some having previous enlargements to the side and rear.

Proposal

This application seeks permission for the erection of a single storey side extension for private use.

Assessment

Design and Appearance

The proposal will be sited to the side of the house and will therefore publicly visible from Seaton Close. Whilst visible due to the angle of the plot and screening by way of the existing sites garage views of the proposal will be minimal preventing it from appearing as a prominent or harmful feature within the streetscene.

The proposal will have a lower height roof compared to the host dwelling which will also be equivalent in design. The set back of the proposed addition from the front boundary and front wall of the house will again further reduce its prominence and allow it to appear appropriately.

Other properties within the area have also extended to the side and rear in particular is 9 Seaton Close which has erected a similar extensions which can also be visible from the streetscene. The presence of such a development will again allow the proposal to be inkeeping with the locale.

The proposal is of a suitable size and design in relation to the existing house and will be finished in materials which are consistent with the host dwelling.

The site is of a sufficient size to accommodate the proposal and still retain appropriate levels of private amenity space.

Impact to Neighbours

The proposed enlargement will be sited sufficiently away from neighbouring boundaries and largely screened by existing fencing and outbuildings currently in situ along the boundaries preventing it from resulting in a significant impact to the residential amenities of these neighbouring sites.

Other Considerations

Lawford Parish Council has not objected to the proposal. There have been no letters of representation received.

Conclusion

In the absence of material 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:

48-2021-04P

48-2021-03P

48-2021-02P

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.