

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	09.02.2022
Planning Development Manager authorisation:	SCE	09.02.2022
Admin checks / despatch completed	ER	09/02/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	09.02.2022

Application: 21/02119/FULHH **Town / Parish:** Lawford Parish Council

Applicant: Mr and Mrs Gove

Address: 1 Waldegrave Close Lawford Manningtree

Development: Proposed one 1/2 storey side extensions front dormers and pitched roof to existing flat roof dormer, velux rooflights, demolition of garage and removal of chimney stack.

1. Town / Parish Council

Lawford Parish Council No comments.

2. Consultation Responses

ECC Highways Dept
07.02.2022

The information that was submitted in association with the application has been fully considered by the Highway Authority. No site visit was undertaken in conjunction with this planning application. The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material, google earth image dated April 2009.

Given the scale of the proposed development and the area to be available for parking within the site, which complies with Tendring District Council's adopted parking standards, the proposal is acceptable to the Highway Authority, subject to the following requirements;

1. Cycle parking shall be provided in accordance with the EPOA Parking Standards.

The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Informative

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development

3. Planning History

21/02119/FULHH	Proposed one 1/2 storey side extensions front dormers and pitched roof to existing flat roof dormer, velux rooflights, demolition of garage and removal of chimney stack.	Current
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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 one 1/2 storey side extensions front dormers and pitched roof to existing flat roof dormer, Velux roof lights, demolition of garage and removal of chimney stack.

Application Site

The application site is located on a prominent corner plot to the north of Waldegrave Close, a detached dwelling located within the development boundary of Manningtree. The site serves a chalet bungalow constructed of brickwork with a pitched tiled roof. The site has two off street parking spaces to the front.

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 extensions would each measure 4 metres wide, by 5.7 metres deep with an overall height of 6.2 metres at the pitch. The roof forms each feature an additional dormer, which would provide a symmetrical front elevation. It would also be finished in tiles consistent with the host dwelling. The extension would be finished in brickwork and painted render, with white UPVC windows and an aluminium front door, which would be consistent with the existing dwelling. The site can accommodate a proposal of this size and scale whilst retaining adequate private amenity space. The design is also consistent and sympathetic to the existing host dwelling materials.

The proposal would be visible from the streetscene of Waldegrave Close; however, the design would increase the symmetry of the dwelling and is deemed acceptable for visual amenity. It is also noted that boundary planting is also proposed to the southern boundary, which would provide additional screening to the proposal.

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 SPL3 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'.

Owing to the orientation of the dwelling and distance to neighbouring plots, it is deemed that the extension would not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway issues

Essex County Council Highway authority were consulted on the proposed plans and have requested the provision of cycle parking on site to compensate for the removed garage. Details have subsequently been provided to confirm that this provision will be provided through a garden shed in the rear garden. As a result, the proposed condition is not deemed necessary with this decision. 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.

- 01 B (Received 15th December 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 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.