

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/09/2022
Planning Development Manager authorisation:	AN	26/9/22
Admin checks / despatch completed	CC	26.09.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC/AP	26.09.2022

Application: 22/01309/FULHH **Town / Parish:** Brightlingsea Town Council

Applicant: Mrs Camilla Griggs

Address: 62 Campernell Close Brightlingsea Colchester

Development: Proposed rear porch, garage conversion and internal alterations.

1. Town / Parish Council

Brightlingsea Town Council
30.08.2022

No objections

2. Consultation Responses

None required

3. Planning History

90/00390/DETAIL	Residential development comprising of 4 blocks of 2 and 3 storey, bedsits and flats, 2 storey 3/4 bed housing, estate road, car parking and amenity space	Approved	24.07.1990
90/00390/FUL	Residential development - 102 dwellings (submission of details under TEN/00662/89).	Approved	24.07.1990
21/01619/FULHH	Proposed single storey rear extension.	Approved	10.11.2021
22/01309/FULHH	Proposed rear porch, garage conversion and internal alterations.	Current	

4. Relevant Policies / Government Guidance

National:
National Planning Policy Framework July 2021 (NPPF)
National Planning Practice Guidance (NPPG)

Local:
Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)
SP7 Place Shaping Principles

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

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

This application seeks planning permission for a rear porch, garage conversion and internal alterations.

The house is a two storey semi detached dwelling with integral garage located within the development boundary of Brightlingsea.

Whilst conversions to garages would not normally require planning permission the permitted development rights for these have been removed under planning permission 390/90/TEN to allow for sufficient parking at the site. Therefore this application is required.

Assessment

Design and Appearance

The porch will be to the rear of the house and screened by the existing dwelling preventing it from having a harmful impact on the appearance of the streetscene.

The proposed alterations to the garage will result in the loss of garage door and replacement with brick and new window. Amendments to the front elevation have been sought and received to change the positioning of the window so it is inline with the existing.

The alterations will be set back from the boundary and will coincide with other garage conversions in the area allowing it to appear appropriately to the existing house and streetscene.

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

Highway Safety

The proposal will result in the loss of the existing garage however the land to the front of the house is large enough in size to accommodate the parking of 2no vehicles with off street spaces measuring 5.5m by 2.9m per space in line with the ECC parking Standards. The proposal will therefore not contravene highway safety.

Impact to Neighbours

The proposed alterations to the garage are of a minor nature which will not result in a harmful impact to neighbouring dwellings.

The proposed rear extension is minor in size and will be set off of shared boundaries. The existing boundary fencing and the host dwelling will screen much of this addition preventing it from resulting in a significant loss of amenities to neighbouring sites.

Other Considerations

Brightlingsea Town Council support the application.

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: 002A .

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.