

## DELEGATED DECISION OFFICER REPORT

| AUTHORISATION   | INITIALS | DATE       |
|---|----------|------------|
| File completed and officer recommendation:                  | CC       | 28.04.2022 |
| Planning Development Manager authorisation:                 | AN       | 27/04/22   |
| Admin checks / despatch completed                           | DB       | 28.04.2022 |
| Technician Final Checks/ Scanned / LC Notified / UU Emails: | CC       | 28.04.2022 |

**Application:** 22/00401/FULHH **Town / Parish:** Lawford Parish Council

**Applicant:** Mr and Mrs Pates

**Address:** 15 Lawford Place Lawford Manningtree

**Development:** Proposed single storey rear extension.

### **1. Town / Parish Council**

Lawford Parish Council      No comments

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

|              |  |          |            |
|--------------|--|----------|------------|
| 02/00020/LBC | Residential renovation/restoration of Lawford Place.   | Approved | 16.06.2003 |
| 02/00023/FUL | Residential development (43 units) including renovation/restoration of Lawford Place to form 4 units, formation of private drive, garaging, hard surfaces, fences, walls and all ancillary works     | Approved | 11.06.2003 |
| 94/01219/FUL | (Land at Lawford Place, Cox's Hill, Lawford) Conversion of Lawford Place to form 7 apartments, construction of two crescents comprising 36 apartments and construction of single three bedroom house | Approved | 18.08.1997 |
| 94/01220/LBC | (Land at Lawford Place, Cox's Hill, Lawford) Conversion of Lawford Place to form 7 apartments, construction of two crescents comprising 36 apartments and construction of single three bedroom house | Approved | 07.03.1995 |

|                |   |           |            |
|----------------|---|-----------|------------|
| 98/01680/LBC   | Residential development: re-building Lawford Place to incorporate parts of remaining structure to form 22 flats, erection of 30 dwellings, formation of private drive, garaging, hard surfaces, fencing, walls and ancillary works  | Withdrawn | 21.03.2005 |
| 98/01681/FUL   | Residential Development: re-building Lawford Place to incorporate parts of remaining structure to form 22 flats, erection of 30 dwellings, formation of private drive, garaging, hard surfaces, fencing, walls and ancillary works  | Refused   | 31.05.2000 |
| 04/02409/FUL   | Residential development of 48 units including renovation/restoration of Lawford Place into 6 units, formation of new infrastructure and associated car parking/garages, as amended by applicant's letter dated 7th July 2006 and drawing numbers LAW.1.001, LAW.1.003, LAW.1.008, LAW.1.009, LAW.1.027, LAW.1.028, LAW.1.029, LAW.1.032, LAW.1.033 and 295/1. |           | 04.09.2006 |
| 04/02410/LBC   | Residential renovation/restoration of Lawford Place, as amended by applicant's letter dated 7th July 2006 and drawing numbers LAW.1.001, LAW.1.003, LAW.1.008, LAW.1.009, LAW.1.027, LAW.1.028, LAW.1.029, LAW.1.032, LAW.1.033 and 295/1.  | Approved  | 04.09.2006 |
| 22/00401/FULHH | Proposed single storey rear 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 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 permission for the erection of a single storey rear extension.

### **Application Site**

The application site serves a 3.5 storey terraced dwelling, located towards the south of Lawford Place. The dwelling is finished in brickwork with a pitched slate roof. The front of the site serves a pebbled dash area with lawn areas incorporating some shrubbery. The application site is located within the settlement development boundary of Lawford and Manningtree, as defined by the Tendring District Local Plan 2013-2033 and beyond. The application site also falls within the Dedham Vale Area of Outstanding Natural Beauty.

### **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. Policies SP1, SP7 and SPL 3 of the Tendring District Local Plan 2013-2033 aim 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 rear extension is of a single storey nature and will measure 3 metres deep by 5.3 metres wide with an overall flat roof height of 2.8 metres. The proposed extension is considered to be of an appropriate size and scale in relation to the host dwelling. The application site is able to accommodate for a development of this size whilst retaining adequate private amenity space.

As the extension is located to the rear of the dwelling it will not be visible to the streetscene. The extension will be finished in a matching brickwork to that of the existing dwelling with a GRP flat roof design. Although the flat roof is introducing a new roof design and finish to the site, this will not be visible to the streetscene and is not considered to have any significant adverse effect on the visual amenities of the area. Furthermore, the flat roof design is off-put by the installation of the proposed roof lantern, further reducing its impact. The use of matching brickwork will help the proposal to blend with the host dwelling and will therefore further reduce its impact on visual amenities. The extension is considered to be of an appropriate scale and appearance with no significant adverse effects on the visual amenities of the area. The proposed extension is also therefore not considered to have any significant harmful effect on the amenities of the Dedham Vale Area of Outstanding Natural Beauty.

### 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 SPL 3 of the Tendring District Local Plan 2013-2033 states that all new development must meet practical requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents. The development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The proposal is of a single storey nature and therefore does not pose any significant risk of overlooking or loss of privacy to the adjacent neighbouring dwellings.

The proposed extension will be built along the shared neighbouring boundary lines east and west of the site. These boundary lines are currently treated with fencing. Due to the single storey nature of the proposal the extension will be largely shielded to the neighbouring dwellings by this fencing. The fencing will also intercept the neighbouring dwellings causing a loss of light before the proposed extension could intercept these dwellings. The proposal therefore has no more of a significant effect on the loss of light than that which is already posed by the fencing.

### Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

### Other Considerations

Lawford Parish Council have submitted no comments on the application.

No 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 / Reasons for Refusal**

- 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. P01  
Drawing No. P02

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.

|   |     |    |
|---|-----|----|
| <b>Are there any letters to be sent to applicant / agent with the decision?<br/>If so please specify:</b> | YES | NO |
| <b>Are there any third parties to be informed of the decision?<br/>If so, please specify:</b>             | YES | NO |