

## DELEGATED DECISION OFFICER REPORT

| AUTHORISATION   | INITIALS | DATE       |
|---|----------|------------|
| File completed and officer recommendation:                  | ER       | 04/05/2022 |
| Planning Development Manager authorisation:                 | SCE      | 04.05.2022 |
| Admin checks / despatch completed                           | ER       | 04/05/2022 |
| Technician Final Checks/ Scanned / LC Notified / UU Emails: | CC       | 04.05.2022 |

**Application:** 22/00447/FULHH **Town / Parish:** Alresford Parish Council

**Applicant:** Mr R Thompson

**Address:** 166 Wivenhoe Road Alresford Colchester

**Development:** Proposed design amendment to an existing consent ref: 20/01511/FUL (which was for a side extension above existing garage, two storey side extension and chimney reconstruction).

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

Alresford Parish Council  
12.04.2022

Following April 6ths full Parish Council meeting, councillors raised no objection to the amended scheme.

### **2. Consultation Responses**

Not applicable

### **3. Planning History**

|                |  |          |            |
|----------------|--|----------|------------|
| 04/01617/FUL   | Rear single storey monopitch roof (open sided) to create covered seating, new pitched roof to dormer windows and new raised pitch roof over lounge.                              | Approved | 29.09.2004 |
| 85/00892/FUL   | Granny annexe, garage and garden store   | Approved | 24.09.1985 |
| 19/01505/FUL   | Proposed side extension above existing garage, two storey side extension and chimney reconstruction.   | Approved | 03.12.2019 |
| 19/01930/FUL   | Proposed Garden Workshop and Storage Building with separate Garden Room.   | Approved | 04.03.2020 |
| 20/01511/FUL   | Increase roof height by 450mm of previously approved application 19/01505/FUL.   | Approved | 08.01.2021 |
| 22/00447/FULHH | Proposed design amendment to an existing consent ref: 20/01511/FUL (which was for a side extension above existing garage, two storey side extension and chimney reconstruction). | 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)

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

#### **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 first floor side extension on the eastern side and a two storey side extension on the western side of the existing dwelling which is a detached house located within the settlement development boundary of Alresford.

This is a variation to the previously approved extension under reference 20/01511/FUL and will change the design and height of the roof to the rear extension. The new roof design will allow for an increase in height from the previously approved 4.3m to 4.7m.

##### Design and Appearance

The two side extensions take away the flat roof side dormers from the existing dwelling and create an improved overall appearance which can be viewed from Wivenhoe Road. The lines of the new roof structure mirror those of the existing roof, with the small dormer on the eastern side tying the design features together. So as not to have an overbearing impact on the existing dwelling the ridge height is lower than the original and the eaves height is at a lower, median level facing Wivenhoe Road. The materials to be used will match the existing dwelling to ensure that the character of the existing dwelling is not harmed.

This part of Wivenhoe Road is made up of different styles of detached houses and bungalows which have been extended on various scales ensuring that following the construction of the proposal there will no significant impact to the street scene and the character of the immediate area will be maintained.

The proposed amendment to the previously approved application is a suitable size and design in relation to the approved scheme and will be to the rear and therefore not publicly visible. The proposal meets the requirements of good design, appearance and scale.

##### Impact upon Residential Amenity Representations

One letter of objection has been received raising concerns over the loss of light and outlook which the proposal will result in.

Due to the orientation of the properties along this side of Wivenhoe Road, facing north, and the siting of the houses of number 164, 166 and 168 which is not uniform, along with there being no side facing first floor windows there is no significant loss of light, risk of overlooking or loss of privacy from the first floor extension or the two storey side extension.

The impact of the proposal on 168 Wivenhoe Road has been largely assessed under application 20/01511/FUL. These design amendments will be on an element of the extension ample distance away from this neighbour and would not further reduce their light, outlook or privacy in this instance.

The neighbouring house of 164 Wivenhoe Road is set off its boundary shared with the site and benefits from its own existing conservatory and boundary fencing which will largely screen this element of the proposal. As a result of its nature and this neighbour's positioning on its plot the proposed alterations would not result in such a significant loss of light or outlook to refuse permission upon. For completeness the Essex Design Guides sunlight/ daylight calculations have been applied and in this instance the 45 degree line in plan would strike through this neighbour's rear conservatory elevation where as in elevation it would only strike through the lower section of it. Thereby passing this test and not resulting in a significant loss of light to refuse permission upon.

At least 600 square metres of private amenity space will remain at 166 Wivenhoe Road following the construction of the proposal which is considered more than adequate. The garage will remain and the off road car parking space has not been affected by the proposals.

#### Other Considerations

Alresford Parish Council has no objection to this application.

#### Conclusion

In the absence of any material harm resulting from the 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:

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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.