

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	10.03.2023
Planning Manager / Team Leader authorisation:	JJ	09/03/2023
Planning Technician final checks and despatch:	ER	09/03/2023

Application: 23/00066/FULHH **Town / Parish:** Alresford Parish Council

Applicant: Mr and Mrs Mepsted

Address: 16 Coppice Road Alresford Colchester

Development: Proposed single storey rear extension and loft conversion.

1. Town / Parish Council

Mr Matt Cooke
16.02.2023

Council expressed a neutral opinion on the proposals as submitted.
Council made the single observation that the first floor gable end window should perhaps have a condition of obscured glass placed upon it by planning officers.

2. Consultation Responses

Not Applicable

3. Planning History

23/00066/FULHH Proposed single storey rear extension and loft conversion. 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 permission for a single storey rear extension and loft conversion, and alterations to garage roof.

The proposed loft conversion includes a first-floor rear extension, this has been shown in the plans submitted with the application.

Assessment

Design and Appearance

The proposed development is located to the rear of the dwelling and will therefore be largely shielded to the public views of the streetscene by the host site.

The case officer has visited the site to confirm it can comfortably accommodate for the proposed development whilst retaining adequate private amenity space. It is therefore deemed to be of an acceptable size and scale.

The extensions will be finished in fiber cement cladding. The ground floor level will have a pitched roof design finished in concrete interlocking tiles, whilst the first floor level will have a flat roof design.

It is also proposed to change the existing flat roof design on the garage to a pitched roof. This is considered to blend with the host dwelling and is therefore of an acceptable design and appearance.

Impact on Neighbouring Amenities

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

The first floor extension will include a rear facing window, overlooking the rears of the neighbouring properties and therefore resulting in a loss of privacy. However, this window will be serving a bedroom, an area not deemed to be a primary living space, reducing the impact on the loss of privacy. Furthermore, first floor rear facing windows from two storey dwellings and loft conversions incorporating dormers can be seen throughout the area, it is therefore not uncommon for the rear gardens to experience some form of overlooking in residential areas such as this. The proposal is not considered to pose any impact on the loss of privacy which is so harmful as to justify refusing planning permissions.

The first floor rear extension does not extend further than the rear elevations of the adjacent neighbouring dwellings, it therefore has no significant impact on the loss of light.

The proposed ground floor extension is considered to have no significant impact on the loss of light to the adjacent neighbouring dwellings. Due to its distance from the neighbouring properties, the dual pitched roof sloping down to the sides (of the extension) and single storey nature any, loss of light that may occur would be intercepted by the existing fence before reaching the neighbouring properties.

The change to garage roof has no impact on the loss of light due to its distance from the neighbouring dwellings.

Other considerations

The proposal has no impact on the existing parking provisions at the site and does not result in a requirement for additional parking. The Local Planning Authority therefore believes that the application is acceptable in terms of highway safety.

Alresford Parish Council have been consulted on this application, their comments are provided in full above. They have requested for a condition to be included to ensure the first floor window is obscure glazed.

Officer Response – The impact on the loss of privacy has been fully assessed above. The proposal is not considered to have any significant enough impacts on the loss of privacy to request alterations or refuse planning permission.

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 drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

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.

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