

adopted policy. However, because the plan has reached publication stage its policies can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is 27 Coach Road, a south east facing, brick built, two storey, detached dwelling located within the Development Boundary of Alresford. The front of the site consists of close board fencing with mature vegetation to the south eastern boundary adjacent which a large area of hardstanding allows off street parking. To the rear, the garden measures approximately 37 metres in length is enclosed on three sides by a mixture of close board fencing & mature hedgerow. The neighbouring properties are a mixture of two storey and single storey, detached dwellings.

Proposal

The application seeks planning permission for a single storey rear extension.

Assessment

The key considerations of this application will be Design and Appearance, Impact on Neighbours and Other Considerations.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed extension will measure 5.3 metres in depth, 6.6 metres in width, with an overall height of 4 metres. The proposal is considered to be of a size and scale in keeping with the character of the host dwelling. As the extension is sited to the rear of the property it will have no impact on the street scene. The proposal will be constructed from material which will match the existing dwelling. The site is of a large enough size to facilitate the proposal and still retain sufficient private amenity space.

Impact upon Neighbours

In respect to the neighbouring property to the south, 25 Coach Road, as a result of the single storey nature of the proposal and the screening provided by the close board fencing and mature hedgerow, in conjunction with the existing garage, the proposed extension will not result in any loss of privacy to this neighbouring property.

The proposal is visible to the neighbouring property to the north, 29 Coach Road, however due to the screening provided by the close board fencing to the north and the single storey nature of the proposal it is considered that no significant adverse impact to the neighbour's privacy will occur.

As a result of the dwellings orientation and the single storey design, the proposal will not result in a loss of light to these neighbouring dwellings.

Other Considerations

Alresford Parish Council has no objection to this application.

No other letters of representation have been received.

Conclusion

In the absence of material harm as a result of the development, this 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. RP-27CR-1067-01.

Reason - For the avoidance of doubt and in the interest 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