

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AN	12/6/18
Planning Development Manager authorisation:	AN	12/6/18
Admin checks / despatch completed	AP	13/6/18

**Application:** 18/00645/FUL      **Town / Parish:** Thorrington Parish Council

**Applicant:** Mr & Mrs Austin

**Address:** 30 Clover Drive Thorrington Colchester

**Development:** First floor extension and single storey rear extension.

### 1. Town / Parish Council

**Thorrington Parish Council** No comments received.

### 2. Consultation Responses

n/a

### 3. Planning History

02/00035/FUL	Re-construction of roof over existing dwelling to form additional bedroom	Approved	12.02.2002
76/01302/FUL	8 dwellings and garages (revised house types plots 8-15)	Approved	25.01.1977
04/00720/FUL	Single storey extension to form utility room, diner/living room	Approved	02.06.2004
15/00713/FUL	Proposed entrance porch.	Approved	29.06.2015
18/00645/FUL	First floor extension and single storey rear extension.	Current	

### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG9 Private Amenity Space

HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16<sup>th</sup> June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they 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**

### **Site Description**

The application site is on the north east side of Clover Drive. The site comprises a detached two storey dwelling with attached garage, with off street parking to the front and garden to the rear. The property has previously had a large porch added (granted planning permission in 2015), a single storey extension (granted planning permission in 2004) and a loft conversion (granted planning permission in 2002). The site is within the Development Boundary of Thorrington.

### **Proposal**

This application seeks planning permission for a single storey rear and side extension (extending beyond the side of the existing extension) and two storey side extension (above the existing garage). The total overall height of the two storey extension will be 7.58m, while the single storey element will follow the roof slope of the existing rear extension - with an overall height of 3.875m. Proposed materials will match the host dwelling.

### **Appraisal**

The main considerations of this application are the visual impact, impact on neighbours and private amenity space.

### **Visual Impact**

Due to its siting to the side of the property, the proposed first floor extension will be visible from the street. The ridge height of the roof will be lower than the host dwelling, making the extension appear subservient, while matching materials creates a sense of cohesive development. The style and scale of the extension is in keeping with the host dwelling, and the surrounding area - which features other examples of extensions above an attached garage.

Although the extension doesn't comply with policy HG14 with regards to side isolation - the possible terracing effect is not considered to be harmful in this setting due to the set back and ridge drop of the proposed extension, and the closely packed nature of the dwellings on this side of the road and a row of terraces directly opposite.

The proposed rear extension will not be visible from the street - however the size and scale is in keeping with the host dwelling, and the design is consistent with the original dwellinghouse and existing extension.

#### Impact on Neighbours

The two storey element is sited directly adjacent to the south eastern neighbouring dwelling, which has no side openings at first floor level. There will therefore be no significant impact on daylight or outlook as a result. Proposed rear windows at first floor level will serve a landing and small en-suite, neither of which are primary living spaces, so will not have a significant impact on neighbouring privacy.

Due to the low eaves height to the ground floor extension, the 45 degree sunlight/daylight test shows that no neighbouring windows will be obscured by the 45 degree overshadowing zone - so there will be no significant impact on neighbouring daylight or outlook. No side windows are proposed that will impact neighbouring privacy.

#### Private Amenity Space

The dwelling currently has 85 square metres of private amenity space, not including the space to the side of the existing extension (which the preamble to Policy HG9 indicates cant be included as it is less than 3m in width). As the proposal only infills this space to the side, and does not extend further into the garden, there is no loss of usable private amenity space as a result of the development.

#### Other Considerations

Thorrington Parish Council has made no comment on the application.

No other letters of representation have been received.

#### Conclusion

In the absence of material harm as a result of the proposed development, this 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 plans: Drawing no. TDC-0617-3-02.

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.