

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|---------|
| File completed and officer recommendation: | AS | 11/6/18 |
| Planning Development Manager authorisation: | AN | 12/6/18 |
| Admin checks / despatch completed | AP | 13/6/18 |

Application: 18/00591/FUL **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr A Moffatt and Miss Surman-Wells

Address: Firs Cottage High Street Thorpe Le Soken

Development: Single storey rear extension.

1. Town / Parish Council

Thorpe-le-Soken Parish Council No objection

2. Consultation Responses

n/a

3. Planning History

18/00591/FUL 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

EN17 Conservation Areas

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

SPL3 Sustainable Design

PPL8 Conservation Areas

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 16th 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 High Street, Thorpe Le Soken. The site comprises an end-terrace dwelling, with two storey rear extension and rear conservatory. There is a small back garden, and the site is adjacent to a new residential development which is currently under construction. The front of the dwelling features facing brickwork, while the flank wall and rear extension are finished in render. The site is within the Thorpe Le Soken Conservation area and the Development Boundary of Thorpe Le Soken, and there are listed buildings nearby but not directly adjacent to the site.

Proposal

This application seeks planning permission for the erection of a single storey rear extension, following the demolition of the existing rear conservatory. It will extend beyond the rear wall of the existing two storey extension by 2.4m (0.05m further than the conservatory it replaces); the width will be 5.33m (1.93m wider than the conservatory); and it will feature a pitched roof with an eaves height of 2.68m and an overall height of 3.44m (replacing a flat roof of 2.41m in height.) The extension will have facing brickwork to the lower third of the elevations, and render to the upper two thirds. The roof will be finished with fibre cement slates.

Appraisal

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

Visual Impact/Impact on Conservation Area

The proposed extension is sited to the rear of the dwelling, and will be largely screened from the High Street. It will be visible from the road serving the new housing development, which is being constructed adjacent to the application site. The site is within a conservation area, and although the proposal will be visible from within the conservation area it will not be a prominent feature.

The extension is of a style and scale which is in keeping with the host dwelling, and proposed materials are sympathetic to those used in the main house. Nearby properties feature extensions in a variety of sizes and designs, and there appears to be no uniformity to the rear of the nearby dwellings. It is considered that the proposal will not harm the visual amenity of the area, and will preserve the character of the conservation area.

Impact on Neighbours

The proposed extension is sited at the boundary with the adjoining neighbour to the south east. It will extend a further 0.05m than the conservatory it will replace, and the eaves height is 0.27m higher than the flat roof of the conservatory. The 45 degree sunlight/daylight test shows that there will be no significant impact on this neighbour's daylight or outlook. No side windows are proposed to face this boundary, so neighbouring privacy will not be affected.

Private Amenity Space

The proposed extension is 4.8 square meters larger than the existing conservatory. Although the site already has an undersized garden, with an area of 56.272 square meters, the loss of 4.8 square meters is not considered significant enough to refuse planning permission.

Other Considerations

Thorpe-Le-Soken Parish Council has no objection to the application.

No other letters of representation have been received.

Conclusion

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. MHS-01 Revision B.

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.