



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

SPL3 Sustainable Design

PPL3 The Rural Landscape

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

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. 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 Quintrel, Chase Road West, Great Bromley a single storey semi-detached dwelling located outside the development boundary of Great Bromley. The host dwelling is situated within a residential area predominately constructed from detached and semi detached dwellings.

### **Proposal**

The application seeks planning permission for the erection of a single storey rear and side extension. The proposed side extension will measure 11.6 metres in width, 2.7 metres in depth with an overall height of 3.25 metres. The proposed rear extension will measure 7.4 metres, 3.6 metres with an overall height of 4 metres.

### **Assessment**

The main considerations for this application are the design and appearance, impact upon neighbouring amenities and parking.

### **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 side extension will be visible from the street scene of Chase Road West, however it will be set back from the highway by approximately 15 metres away. Due to the sufficient distance, the single storey nature of the proposal with its pitched roof and the use of matching materials, it is considered that the side extension will not cause any significant impact upon the street scene.

The proposed rear extension will be located to the rear of the host dwelling and therefore it will not be visible to the street scene. The proposal is single storey and with the use of matching materials, it will be in keeping with the host dwelling.

#### Impact upon neighbouring amenities

The proposal will be visible to the neighbouring dwelling to the west number 11 Chase Road West. However, due to the side extension maintaining approximately 1 metre gap to the neighbouring boundary as well as the roof being pitched away from the neighbour to ensure that there is no loss of light or outlook, it is considered that the proposal will not cause any significant impact upon the neighbouring amenities.

The proposed rear extension will be visible to the neighbouring dwelling to the east. The extension lies along the boundary of the neighbouring dwelling having a height of 2.2 metres which slopes away from the neighbouring dwelling to reduce any loss of light to the neighbouring amenities. The proposed will be stepped in by approximately 0.25 metres which will help to reduce any prominence on the boundary.

The impact in terms of sunlight and daylight lost is not considered to be harmful, as per the Essex Design Guide, which states that the obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. The test was carried out and does not fail the criteria. The neighbour to the East, number 9 will be affected however only a small proportion of light will be lost to the rear windows of the conservatory in the evening due to the dwelling being south facing. It is therefore felt that although the plans do impact on the neighbouring amenities of 9 Chase Road West, however, they are not detrimental enough to warrant the application being refused.

#### Highways

The block plan shows the demolition of the existing garage to the west of the site. Although the side extension will reduce the existing parking arrangement, there is sufficient parking to the front of the host dwelling to accommodate two parking spaces measuring 5.5 metres by 2.9 metres.

#### Other Considerations

Great Bromley Parish Council have no objections to this application.

1 letter has been received raising the following concerns;

1. Issues with maintenance of own property

This is a non material planning consideration as it is a private issue between neighbours and therefore it has not been taken into consideration within this report.

2. Issues with the construction work particularly the footings of the extension

This is a non material planning consideration as this will be dealt with separately by the building control department.

3. The pitched roof will obstruct sun light into the garden

The following concern has been addressed in the report.

## Conclusion

Having taken all of the considerations into account, it is considered that there is not significant material harm as a result of the development and therefore the 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: Block Plan scale 1:250, Proposed New Layout scale 1:100, Proposed front View and Proposed Rear View scale 1:100 and Side View 1:100.

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.

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