

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	21/06/18
Planning Development Manager authorisation:	SCF	21.06.18
Admin checks / despatch completed	[Signature]	22/06/18

[Signature] 22/6/18

**Application:** 18/00696/FUL **Town / Parish:** Frating Parish Council

**Applicant:** Mr & Mrs Newman

**Address:** Gaylawn Lodge Main Road Frating

**Development:** Proposed two storey side extension to form utility, bedroom & shower/WC on ground floor & 2 bedrooms, bath/WC & en-suite shower/WC on first floor.

### 1. Town / Parish Council

Frating Parish Council      Have no objection.

### 2. Consultation Responses

Not Applicable

### 3. Planning History

06/01924/FUL	Two storey side extension to provide bedroom, bathroom, kitchen extension, utility and wc. and extension to front wall with new access gates.	Approved	11.01.2007
18/00696/FUL	Proposed two storey side extension to form utility, bedroom & shower/WC on ground floor & 2 bedrooms, bath/WC & en-suite shower/WC on first floor.	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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

EN1 Landscape Character

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 Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Gaylawn Lodge, Main Road, Frating, a two storey detached dwelling located outside the development boundary of Frating. The application site is located within a spacious plot with no surrounding neighbours.

#### Proposal

The application seeks planning permission for the erection of a two storey extension which will measure 10.2 metres in width, 3.7 metres in depth with an overall height of 7.75 metres. The proposal is a gable front projection and it will accommodate a bedroom, shower, larder and utility to the ground floor and two bedrooms, an en-suite and a bathroom to first floor.

#### Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenity and highway safety.

## 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 two storey side extension will be visible to the street scene of Main Road, however due to the proposal being situated approximately 21 metres away from the highway, it is considered that there will be no impact upon the street scene. The proposed gable projection to the front of the host dwelling will create a symmetrical addition to the dwelling matching the gable projection to the east. The extension will be constructed from; render and brickwork, tiled roof, white Pvcu windows and doors which will match the host dwelling. The design of the proposed extension is therefore considered acceptable in terms of the design and appearance and policies within Tendring District Local Plan (2007).

### Impact upon neighbouring amenities

There are no neighbours surrounding the dwelling due to the rural location and therefore there will be no impact upon neighbouring amenities.

### Highway safety

The block plan shows the demolition of the existing garage to the south 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

Frating Parish Council have no objection to the application.

No letters of representation have been received.

### 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: Drawing No. GLF/2.

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