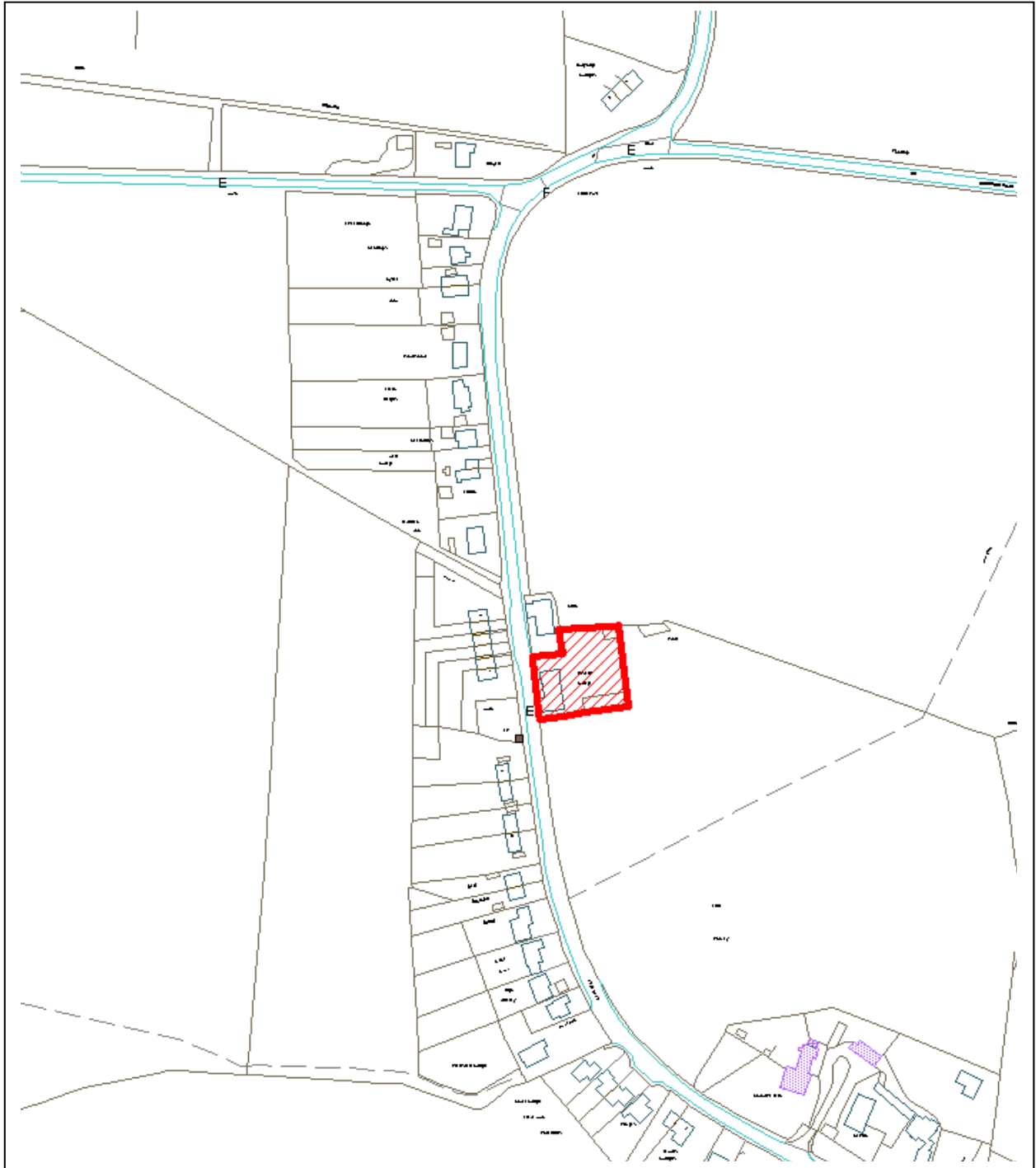


PLANNING COMMITTEE

11 NOVEMBER 2014

REPORT OF THE HEAD OF PLANNING

A.8 PLANNING APPLICATION - 14/01443/FUL - WISTERIA COTTAGE, SHOP ROAD, LITTLE BROMLEY, MANNINGTREE, CO11 2PX



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

| | | |
|---------------------|---|---|
| Application: | 14/01443/FUL | Town / Parish: Little Bromley Parish Council |
| Applicant: | Mr N Stock | |
| Address: | Wisteria Cottage, Shop Road, Little Bromley CO11 2PX | |
| Development: | Proposed porch/WC and first floor rear extension, including re-alignment of roof. | |

1. Executive Summary

- 1.1 This application is before Members for determination because the applicant is a District Councillor.
- 1.2 The property is a two storey, detached house located on the east side of Bromley Road. The site lies outside the defined settlement boundary of the saved Local Plan but within the proposed settlement boundary of the draft Local Plan. The application proposes a small front extension comprising porch and WC, and a first floor rear extension incorporating an existing dormer window.
- 1.3 The proposal would not result in material harm to visual or residential amenity and is recommended for approval.

Recommendation: Approve

Conditions:

1. Standard 3 year time limit for commencement.
2. Development in accordance with submitted plans.

2. Planning Policy

National Policy:

National Planning Policy Framework (2012)

States planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Local Plan Policy:

Tendring District Local Plan 2007

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

HG12 Extensions to or Replacement of Dwellings outside Settlement Development Boundaries

Tendring District Local Plan - Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

SD9 Design of New Development

3. Relevant Planning History

| | | | |
|--------------|--|----------|------------|
| 01/00925/FUL | Change of use from shop (Post Office) and dwelling to dwelling only, including single storey extension and first floor rear dormers | Approved | 11.10.2001 |
| 02/01275/FUL | Erection of detached garage with adjoining car port and store. | Approved | 30.08.2002 |
| 07/01590/FUL | Retention of outbuilding and continuation of its use for production of bespoke haberdashery (B1) and uses ancillary and incidental to the enjoyment of Wisteria Cottage as a dwelling house. | Approved | 05.03.2008 |

4. Consultations

4.1 Little Bromley Parish Council: Support this application.

5. Representations

5.1 One letter of support has been received from the applicant confirming that he owns both "The Shop" and "Harlequin" which neighbour the application site.

6. Assessment

6.1 The main planning considerations are:

- Design; and,
- Residential amenity.

Proposal

6.2 The application proposes a small front extension comprising porch and WC measuring 3 metres wide, by maximum 1.8 metres deep, and 3.7m to the ridge. It is constructed of a deep red brick plinth, oak frame with rendered panels and clay plain tiles to the roof.

6.3 A first floor rear extension is also proposed which incorporates an existing catslide dormer window and raises the roof to meet the current ridge. The extension would be finished in render with slate to the roof.

Site location

6.4 The property is a two storey, detached house located on the east side of Bromley Road. The site lies outside the defined settlement boundary of the saved Local Plan but within the proposed settlement boundary of the draft Local Plan.

- 6.5 To the south and east lies open agricultural land. To the north lies the shop Harlequin which is owned by the applicant with agricultural land beyond. To the west on the opposite side of the highway lie a terrace of two storey dwellings and the village car park.

Design

- 6.6 The extensions proposed are in keeping with the scale and detailed design of the existing dwelling. The front extension retains a set back of around 2.2 metres from the highway and is level with the existing front extension. The use of slate to the roof of the first floor rear extension will not match the front roof slope of clay plain tiles. However, this is a shallow roof pitch, slates are used on the existing front extension, and the rear roof slope is not overly prominent in public views by virtue of screening by the existing side extension and tall conifer hedge. The proposal would not therefore result in any material harm to visual amenity or the character of the surrounding area.

Residential amenity

- 6.7 The nearest dwellings lie on the opposite side of the highway so there would be no impact upon neighbouring residential amenity.

Background Papers

None.