

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	01/08/2018
Planning Development Manager authorisation:	SCE	02.08.18
Admin checks / despatch completed	SB	02/08/18

EX

Application: 18/00907/FUL **Town / Parish:** Ardleigh Parish Council

Applicant: Mr Jones

Address: Holly House Chapel Lane Ardleigh

Development: Two storey and single storey extensions, addition of front porch, and new roof incorporating dormers to the front and rear roof planes.

1. Town / Parish Council

Ardleigh Parish Council have not commented on this application.

2. Consultation Responses

Not Applicable

3. Planning History

93/00067/FUL	Proposed extensions, alterations and detached garages	Approved	12.03.1993
07/00025/FUL	Extensions, including increase in ridge height. Erection of detached garage.	Approved	16.03.2007
10/00269/FUL	Extensions, including increase in ridge height: Erection of a double garage. (Extension of time of previously approved application 07/00025/FUL).	Approved	16.04.2010
16/01461/OUT	Construction of a one bedroom detached bungalow.	Approved	07.11.2016
16/02056/FUL	Construction of a one bedroom detached bungalow with associated vehicular access, hardstanding and landscaping.	Withdrawn	16.01.2017
18/00907/FUL	Two storey and single storey extensions, addition of front porch, and new roof incorporating dormers to the front and rear roof planes.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 48 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 48 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 located on the western side of Chapel Lane, within the parish of Ardleigh. The area is very rural in nature and the property is situated on the edge of Churn Wood. The area consists of a scattering of dwellings running along the eastern side of the lane. The dwellings differ in style and size and are located on relatively large plots. Holly House is a modest sized property situated on a large plot. The property sits side on to Chapel Lane and consists of a pitched roof. The external walls of the dwelling are clad in brown stained timber weatherboarding. A mono-pitched garage is located to the north of the property. The site is well enclosed on all boundaries by well-established hedgerows and mature tree lines. The adjacent land to the north has seen the approval of a single detached dwelling under planning permission 17/00494/OUT.

The application has had previous planning permission granted under reference 07/00025/FUL for the extensions including the increase in ridge height and the erection of detached garage which has now expired.

Proposal

The application seeks planning permission for the following:

- A porch to the ground floor which will measure 2.15 metres in width, 1.5 metres in depth with an overall height of 3.4 metres.
- Three dormer windows to the front of the host dwelling to serve the first floor bedroom 2 and bedroom 3.
- A two storey side extension to the eastern elevation of the host dwelling which will measure 6.5 metres in width, 6.2 metres in depth with an overall height of 6.85 metres. The proposal will accommodate a kitchen/living area to the ground floor with a master bedroom, ensuite and dressing room to the first floor served by two dormer windows. The side elevation comprises of bifold doors to the ground floor with a window to the first floor. To the rear of the proposal is a quadruple window with a Juliet balcony and dormer window serving the first floor.
- A single storey gable extension is proposed to the rear of the host dwelling which will accommodate a drawing room. The proposal will measure 5.15 metres in width, 7 metres in depth with an overall height of 4.95 metres. The rear elevation will be glazed with bifold doors proposed on the eastern elevation with a door proposed on the western elevation.
- To the rear of the host dwelling two roof lights are proposed to serve the bathroom with a dormer window serving bedroom 4 to the first floor.
- The height of the host dwelling will increase from 6.55 metres to 7.65 metres.

Assessment

1. Principle of Development

The proposal involves significant extensions and alterations to a dwelling sited outside of a Settlement Development Boundary. It is acceptable in principle subject to detailed consideration against saved policy HG12, which states the proposed works will be permitted provided it:

- (i) is of a size, scale, and height in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting;

Although the extensions would substantially increase the footprint of the dwelling, the existing property is considered to be small in relation to the plot size. The site could comfortably accommodate extensions of this scale without them appearing cramped or having an adverse impact upon the rural character of the area. Further to this, the site is well screened on all boundaries by mature hedgerows and well-established trees, therefore only glimpses of the development proposals would be seen from Chapel Lane. The raising of the height of the property

by 1.1 metres would not have an adverse impact on the surrounding area due to the various heights of dwellings along Chapel Lane and the proposal is i

n line with the previous application approved under reference 07/00025/FUL. The proposed dormer windows would remain in proportion with the existing property and not dominate the front elevation.

(ii) is well related and in proportion to the original dwelling;

It is accepted that the proposed extensions are significant in terms of their size and it is noted that the property was previously granted permission for a two storey and single storey extension. Therefore the proposals equate to a significant increase to the original dwelling. However that notwithstanding, the plot is of a significant size that can accommodate such a proposal, which will also be well screened, and therefore on balance the identified harm is not significant enough to warrant a reason for refusal.

(iii) it is not visually intrusive on a skyline or in the open character of the surrounding countryside;

The area does not benefit from an open character and there will not be significant loss of views as a result. The site itself as mentioned above is well screened and therefore the proposal will not be visually intrusive to the skyline.

(iv) it retains sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside;

The dwelling would retain good side isolation to its boundaries, thereby preserving the character of the locality.

(v) would not represent over-development of the site;

Whilst there are a number of proposed works, the site provides parking and amenity space significantly in excess of the local plan requirements. The dwelling would therefore not represent over-development of the plot.

(vi) would not be detrimental to highway safety;

As a result of the proposal, the access arrangements to the site will remain unchanged. The application site can accommodate parking for two vehicles measuring 5.5 metres by 2.9 metres in line with Essex Parking Standards.

(vii) would not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect;

There is no neighbouring dwelling to the south of the application site. The proposal is located approximately 6.5 metres to the neighbouring boundary to the south and due to the two metre fence which will help to screen the proposal, it is considered that it will have a neutral impact upon the neighbouring amenities.

(viii) would not replace an existing permanent dwelling which is capable of reasonable improvement and extension and which makes a positive contribution to local character;

The proposal is for numerous extensions and therefore this criterion is not applicable to this application.

(ix) would not be a replacement for a mobile home, dwelling already demolished or abandoned, or a building not in lawful use as a dwelling house; and

This criterion is met.

(x) would not exacerbate any existing access, drainage or other problems associated with the site.

The proposal is not believed to exacerbate any of the above issues and is therefore acceptable against this criterion.

Other Considerations

Ardleigh Parish Council have not commented on this application.

There have been no other letters of representation received.

Conclusion

In the absence of any significant material harm as a result of the proposed development, this 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 Number: 1.1 Rev 00 - Location Plan and Block Plan, Drawing Number 1.1 Rev 0 - Existing and proposed floor plans and elevations

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.

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