

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	01/08/2018
Planning Development Manager authorisation:	SCE	06.08.18
Admin checks / despatch completed	ER	09/08/18

Application: 18/00992/FUL **Town / Parish:** Great Oakley Parish Council
Applicant: Mr Anthony Oriordan
Address: Maple House Farm Road Great Oakley
Development: Single storey rear extension.

1. Town / Parish Council

Great Oakley Parish Council No objection

2. Consultation Responses

N/A

3. Planning History

98/00823/FUL	Erection of four detached dwellings and extending existing access	Approved	25.08.1998
18/00992/FUL	Single storey rear extension.	Current	

4. Relevant Policies / Government Guidance

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
 EN23 Development Within the Proximity of a Listed Building

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
 SPL3 Sustainable Design
 PPL8 Conservation Areas
 PPL9 Listed Buildings

Local Planning Guidance
Great Oakley Conservation Area Appraisal

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The application site comprises of a south west facing detached dwelling known as "Maple House." The dwelling is set back from Farm Road and is accessed via a shared access with a small number of other dwellings. The dwelling has been finished in pebbledash render and has a front garage which has been constructed from brick. Forward of the existing garage is an area of parking.

Proposal

This application seeks permission for the erection of a single storey rear extension.

Assessment

Design and Appearance

The proposal will be predominantly to the rear however due to the open character of the dwelling and neighbouring sites would be publicly visible over the existing side fence. Whilst publicly visible its single storey design and use of materials which match the host dwelling would reduce its prominence within the streetscene. The proposed enlargement will also be partially screened by the existing side boundary fence.

The proposal is of a size which is appropriate to the existing house and will be constructed from materials which match the existing dwelling.

The site has sufficient space to the rear to incorporate the proposal and still retain appropriate private amenity space.

Heritage Impact

The application site is located within a conservation area and is made reference to within the Great Oakley Conservation Area Appraisal as below;

"a distinctive modern development of detached houses with walls of brick, pebble-dash and weather-boarding, and other local features."

As the proposal is of an appropriate size which will be predominantly screened by the existing house and will be constructed from materials which are consistent with the existing house it is considered that this enlargement would not have a detrimental impact to the appearance of character of the conservation area.

Sited to the west and south east of the site are two listed Building known as "Old Scantings" and "old Oak Cottage." These are sited ample distance away from the proposal meaning that this enlargement would not result in an impact to their appearance or setting.

Impact on Neighbours

The neighbouring dwellings vary in orientation and positioning on their plots meaning that whilst elements of the proposal will be visible to them this enlargement would not result in a significant harmful impact to the adjacent properties. The proposal will be sited at least 1.5m from the neighbouring boundaries and partially screened by existing fencing to further reduce its impact to the neighbouring properties.

Other Considerations

Great Oakley Parish Council have not objected to the proposal.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed development the 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 1 Revision A and Heritage Impact Assessment.

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.