

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	13/08/2018
Planning Development Manager authorisation:	GN	13/8/18
Admin checks / despatch completed	SB KC	13/08/18 13/8/18

Application: 18/00943/FUL **Town / Parish:** Little Oakley Parish Council

Applicant: Mr Tucker

Address: St Clair Rectory Lane Ramsey

Development: Erection of two storey side and rear extensions, single storey side extensions and creation of annex, porch, and erection of replacement outbuildings.

1. Town / Parish Council

Little Oakley Parish
Council

See document dated 21.06.18

2. Consultation Responses

The Ramblers Association
Essex Bridleways
Association

No comments received.

3. Planning History

18/00943/FUL

Erection of two storey side and rear extensions, single storey side extensions and creation of annex, porch, and erection of replacement outbuildings. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 St Clair, Rectory Lane, Ramsey which is a two storey detached dwelling located outside of the settlement development boundary of Little Oakley. The application site is accessed from a single track off of Rectory Road. The application dwelling is located on a relatively large plot with no neighbouring dwellings.

Proposal

The application seeks planning permission for the erection of a two storey side and rear extensions, single storey side extension, a porch, creation of an annexe and the replacement of the existing outbuildings.

The two storey side extension will measure 7 metres in width, 2 metres in depth with an overall height of 7.2 metres. The extension will extend the host dwelling to accommodate an extended snug/seating area, dining area and kitchen.

The rear extension will measure 13.8 metres in width, 4 metres in depth with an overall height of 6.65 metres. The proposal will accommodate the extended snug, seating area and lounge.

There are two single storey elements. The first will measure 5.1 metres in width, 5.2 metres in depth with an overall height of 4.5 metres. The proposal will accommodate a cloak/w.c, utility, boot room and shared access link. The second storey element will measure 7.6 metres in width, 6.4 metres in depth with an overall height of 5 metres. The proposal will accommodate a bedroom, wet room, bathroom, kitchenette and living area.

The porch will measure 3.6 metres in width, 1.9 metres in depth with an overall height of 2.8 metres.

The replacement outbuildings are in an 'L Shape' one element will measure 11 metres in width, 6 metres in depth with an overall height of 5.5 metres. The other element will measure 14 metres in width, 6 metres in depth with an overall height of 5.5 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 application would see the demolition of the existing outbuilding with a replacement structure which is considered to be a visual improvement. 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, as well as the proposal being located away from Rectory Road and accessed via a single track.

- (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 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, as well as the demolition of the existing outbuildings which will be replaced and are considered to be a visual improvement. 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 as well as it not being any higher than the existing dwelling. Therefore the proposal is considered that it 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 are no neighbouring dwellings to the application site and therefore the proposal will not cause any impact upon 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

Little Oakley Parish Council have made a neutral comment for 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 and documents: Drawing No. 18-021-PL-05 - Proposed Site Plan, Drawing No. 18-021-PL-02 - Proposed Layout and Removals Plan, 18-021-PL-03 - Proposed

Layouts and Elevations, Drawing No. Mr Steve Tucker Revision A, Design and Access Statement Dated June 2018.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known St Clair, Rectory Lane, Ramsey.

Reason - The site is unsuitable for an independent residential unit because of the shared facilities and relationship to the host dwelling.

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