

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	31/08/2018
Planning Development Manager authorisation:	SCE	31.08.18
Admin checks / despatch completed	SB	03/09/18

**Application:** 18/01119/FUL **Town / Parish:** Ardleigh Parish Council AP

**Applicant:** Mr & Mrs French

**Address:** 3 New Cottages Bromley Road Ardleigh

**Development** Proposed single storey rear extension.

### 1. Town / Parish Council

Ardleigh Parish Council No comments received.

### 2. Consultation Responses

N/A

### 3. Planning History

08/01223/FUL Erection of two storey side extension. Refused 23.10.2008

18/01119/FUL Proposed single storey rear extension. 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  
HG9 Private Amenity Space  
HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)  
SPL3 Sustainable Design

### 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 to the south of Bromley Road, outside the development boundary of Ardleigh. It serves a semi detached two storey dwelling constructed of red brick at ground floor, render at first floor and a tile roof. The dwelling has an existing single storey monopitch roof projection across the rear and already benefits from a two storey side extension (allowed at appeal under reference 08/01223/FUL). The front of the site has a gravel driveway for parking at least 2 no. cars with a low picket fence across the front boundary. A timber clad detached garage is located to the east of the dwelling with close boarded fencing and gates in between providing access to the rear. The rear of the site is laid to lawn with detached outbuildings and an area of decking in the south east corner. The side boundaries are made up of close boarded fencing; the rear boundary has tall hedging with fields located beyond.

### **Proposal**

The application proposes a single storey rear extension. The extension measures 5m deep by 4.7m wide with an eaves height of 2.6m and ridge height of 3.7m. It will be constructed with a tiled roof and brickwork to match the existing dwelling with bi-fold doors to the side and rear.

### **Assessment**

The main considerations of this application are the design and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, would not represent overdevelopment of the site.

### **Design**

The proposed extension is considered to be of a scale and nature appropriate to the site and the surrounding area. It is a modest single storey addition which projects from the side extension already approved and built under reference 08/01223/FUL (allowed at appeal). The extension is considered to be well related and in proportion to the existing dwelling. Due to the single storey nature of development and the large area of private amenity space present at the site the extension is not considered to represent over-development of the site or be visually intrusive to the open character of the surrounding countryside to the south and east.

There will be limited views of the extension from the road but there is no pavement outside the property and as the road is a winding country road these views will not be prominent. Furthermore,

the use of matching materials will blend the extension with the host dwelling. The development is not considered to be detrimental to the street scene.

### Impact on Residential Amenity

The proposed extension will be located 3.9m from the boundary shared with the attached neighbour at Field House. Furthermore, a small outbuilding located on the boundary with this neighbour will help to obscure views of the extension for this neighbour. No windows are proposed in the side elevation facing the neighbour. Due to the single storey nature of development and its position within the site the development is not considered to have any adverse impact on the daylight, privacy or other amenities currently enjoyed by the adjacent neighbouring property and is acceptable in this regard.

### Other Considerations

Ardleigh Parish Council has made no comment on this application.

No letters of representation have been received.

### Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the 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. 01 Revision A.

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