

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	27/9/18
Planning Development Manager authorisation:	AN	27/9/18
Admin checks / despatch completed	RUE	28/09/18

**Application:** 18/01091/FUL **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr Arend Van-Zanten

**Address:** 20 Harwich Road Ardleigh Colchester

**Development:** Proposed single storey rear extension.

### 1. Town / Parish Council

**Ardleigh Parish Council** No comments received.

### 2. Consultation Responses

n/a

### 3. Planning History

75/00733/FUL	Semi residential caravan	Refused	06.08.1975
76/00137/FUL	Semi residential caravan for weekday only use by members of staff	Approved	22.03.1976
88/02358/FUL	Erection of glasshouse	Approved	27.01.1989
91/01161/OUT	Agricultural workers dwelling.	Approved	17.12.1991
91/01421/FUL	Erection of building for horticultural storage of glass, framing and allied equipment with improved access and outside storage area	Refused	25.02.1992
92/01394/FUL	(Land off Home Farm Lane, Ardleigh) Trade supply depot for horticultural and glasshouse sundries businesses	Approved	23.02.1993
95/00200/FUL	Two storey extension containing lounge, bathroom, utility room, WC and two bedrooms for residential use	Approved	31.03.1995
97/01441/FUL	(Site at 20 Harwich Road, Ardleigh) Erection of glasshouse	Approved	16.01.1998
97/01567/FUL	Proposed trade supply depot for	Approved	23.09.1999

	horticultural and glasshouse sundries business		
00/00119/FUL	Proposed two storey extension and alterations to existing dwelling	Approved	10.03.2000
00/00896/FUL	Minor amendment to approved scheme. Trade supply depot for horticultural and glasshouse sundries business	Approved	21.07.2000
00/01847/FUL	Amendments to part implemented scheme. Reconstruction of dwelling between two extensions historically approved now under construction	Approved	15.12.2000
03/01000/FUL	Minor amendment to approved scheme	Approved	16.07.2003
03/01763/FUL	Proposed replacement garage to replace existing	Approved	14.10.2003
12/00984/LUEX	Certificate for lawful use of a single dwelling house with amenity area.		04.07.2014
12/00986/LUEX	Certificate for lawful use of a single dwelling house with amenity area.		04.07.2014
13/00443/FUL	Single storey rear extension.	Approved	04.06.2013
14/01824/LUEX	Use as a single dwelling house with amenity and parking areas.		29.01.2015
14/01826/LUEX	Use as a single dwelling house with amenity and parking areas.		29.01.2015
16/01207/FUL	Removal of existing greenhouses and erection of new horticultural storage building.	Approved	21.09.2016
18/01091/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

QL1 Spatial Strategy

QL11 Environmental Impacts and Compatibility of Uses

HG9 Private Amenity Space

### **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**

### **Site Description**

The application site is on the south east side of Harwich Road, Ardleigh, on the corner of the junction with Home Farm Lane. The site comprises a two storey detached dwelling, with a large garden area to the north. The boundaries of the site feature mature trees and hedging. The site is outside the settlement development boundary.

### **Proposal**

This application seeks planning permission for a single storey rear extension. It will feature a dual pitched roof with a gable and chimney. There will be large folding doors to the rear elevation, long narrow windows to the side elevation, and roof lights to the rear roof slope. Materials used will match the host dwelling.

### **Appraisal**

The main considerations of this application are the principle of development, visual impact, impact on neighbours and private amenity space.

### **Principle of Development**

The site is outside the Settlement Development Boundary (SDB). Saved policy HG12 states that proposals for an extension to an existing dwelling outside the SDB will be permitted provided that, among other things, the extension is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling, retains sufficient space around the dwelling to protect its setting and would not adversely affect adjoining properties.

It is therefore considered that there is no principle objection to an extension, subject to meeting the above criteria, discussed below.

### Visual Impact

The proposed extension is on the north west side of the dwelling, filling a step in the rear elevation between the existing living room and kitchen/dining area. The scale is in keeping with the host dwelling, and the style is consistent - with the pitched roof particularly in keeping with the variety of roof pitches across the different elements of the existing house. The use of matching render to the external elevations creates a sense of cohesive development, while natural slates to the roof slopes will contrast attractively with the red tiles to the host dwelling.

Mature trees and hedging around the boundaries of the site will provide good screening when approaching from the north and the extension will be largely screened by the host dwelling when viewing from the south. There is adequate separation from the boundaries - with 30.4m to the north and 16.2m to the west - to ensure the setting is protected, and the proposal appears well related and in proportion to the original dwelling.

### Impact on Neighbours

There is sufficient separation from the boundaries to ensure neighbouring amenities will not be impacted by the proposed development.

### Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms be provided with at least 100 square meters of private amenity space. Following the erection of the proposal, private amenity space in excess of 1000 square metres will be retained in the garden - which satisfies this policy.

### Other Considerations

Ardleigh Parish Council has made no comment on the application.

No letters of representation have been received.

### Conclusion

In the absence of material harm as a result of the proposed development, this 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's. 201 and 202.

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