

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	04/10/2018
Planning Development Manager authorisation:	AN	8/10/18
Admin checks / despatch completed	AN	9/10/18

Application: 18/01356/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Mr & Mrs Burton

Address: Thirn Las Chase Road West Great Bromley

Development: Proposed two storey rear extension and single storey front extension.

1. Town / Parish Council

Great Bromley Parish Council Great Bromley Parish Council is neutral to the application.

2. Consultation Responses

n/a

3. Planning History

11/60568/HOUEN Q	Conversion of garage into downstairs bedroom and downstairs cloakroom. Change roof from flat to a slanted roof, driveway extended width ways	16.01.2012
12/60390/HOUEN Q	Conversion of existing garage, including formation of pitched roof	05.09.2012
12/01053/FUL	Formation of pitched roof. Approved	13.11.2012
18/01356/FUL	Proposed two storey rear extension and single storey front 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

HG14 Side Isolation

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

SPL3 Sustainable Design

SPL2 Settlement Development Boundaries

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 south east facing and outside of any settlement development boundary. The main property is a detached brick built house under a concrete tiled roof. The former integrated garage has been converted using permitted development rights to create living accommodation. Chase Road West is made up of different style and types of houses and bungalows of differing age. In front of the house there is a grassed garden which is enclosed by a low level boundary wall with a hardstanding area for off road car parking on the southern corner of the site. To the rear, the largely grassed back garden is enclosed by closed board fencing on each side and the rear boundary treatment is post and rail fencing.

Description of Proposal

The application proposes the erection of a two storey rear extension, a single storey front extension and changes to fenestration.

The two storey rear extension will measure a maximum of 5 metres in depth at ground floor level (reducing to 4 metres in depth at first floor level), 7.45 metres in width with an overall ridge height of 7.2 metres. The roof will be hipped and use matching roof tiles while the brickwork will also match the existing dwelling. The additional one metre projection at the rear of the property will be finished with a central glazed roof and roof tiles on each end. Bi-fold doors will complete the look at ground floor level on the rear elevation and two rear facing bedroom windows will be inserted on the first floor.

Due to the reconfiguration of the internal layout there are some alterations to the fenestration. The existing kitchen door on the north eastern side and lounge window on the same side will be blocked up using matching bricks. Two new openings will be created. One window at ground floor level will serve the new kitchen and the first floor window will serve a bedroom. Two new openings will also be created on the south western side elevation of the house. At ground floor a high level window will serve the lounge and at first floor an obscure glazed window will serve an en suite bathroom.

The proposed single storey front extension will measure a maximum of 4.5 metres in width, 2.25 metres in depth with an overall roof height of 3.5 metres. The roof will be sloping and finished in matching roof tiles, while the bricks will also match the existing house. A front door and single window will complete the front extension. The windows and doors for the whole proposal will be white upvc.

Assessment

The design and appearance, impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

Saved Policy HG12 of the Tendring District Local Plan 2007 permits extensions to an existing dwelling outside of Settlement Development Boundaries however the development must satisfy specific criteria which seeks to protect the rural character of the countryside. The construction of the proposal, where the two storey element of the extension is located at the rear, with a smaller single storey addition at the front of the property in a residential area clearly meets the criteria set out in Policy HG12 and it is considered that no significant harm would be caused to the appearance and character of the countryside.

The position of the two storey extension at the rear will mean that the bulk of it is mainly hidden from view; however it will be glimpsed between the neighbouring properties. The single storey front extension and its roof is designed to fit easily into a space at the front of the house where it will sit comfortably and create a unified appearance. The front extension allows for some grassed area to remain which will help balance the hard surfaces. The hipped roof of the two storey rear extension matches the angles used on the existing roof; the materials used in both elements of the proposal will match the existing dwelling house. The glass expanse used in the bi-fold doors and roof glazing at the rear of the house create a contemporary look. The character of the existing dwelling and the immediate area will not be significantly harmed.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case there is a distance of 1 metre to the north eastern side boundary shared with Mulberry House and a distance of 1 metre to the south western side boundary shared with Wymundham ensuring that the criteria has been met.

The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down from the extension roof would catch the bottom corner of the rear conservatory at Wymundham in elevation, although the 45 degree would not intercept the rear conservatory in plan due to its position set in slightly from the side elevation. There are also two windows on the side elevation of Wymundham. The first floor window will not be intercepted by the 45 degree section overshadowing zone; the ground floor window will be intercepted however this is a secondary window. The 45 degree line down from the extension roof would catch less than half of the French doors at Mulberry House in elevation and the 45 degree would not intercept any windows or doors at Mulberry House in plan. The loss of light that the proposal will cause is not considered so significant as to justify refusing planning permission on these grounds.

There is no significant additional risk of overlooking or loss of privacy from the two storey extension or the new side openings. The new first floor bedroom window on the north eastern side elevation will look towards the side house wall of Mulberry House. There are no windows on this side of Mulberry House and the position of the new window is towards the front of the house. An obscure glazed first floor window on the south western side elevation serves the en-suite while a high level

window serves the lounge. The two first floor windows on the rear elevation serve two bedrooms as was the case with the original layout of the existing house.

The house of Wymundham measures deeper and higher than Thirn Las although the front elevations are almost level. The house of Mulberry House is set back from Chase Road West further than Thirn Las. The rear extension at Mulberry House and its higher ridge level means that Thirn Las takes an unassuming position between its neighbours. The rear extension will not have a significant impact on either neighbour.

Due to the position of the front extension and its single storey nature there will be no significant impact to either neighbour in terms of loss of light, loss of privacy or outlook.

At least 175 square metres of private amenity space will remain at Thirn Las following the construction of the proposal which is considered more than adequate. The hardstanding area currently used for off road car parking will not change.

Other Considerations

Great Bromley Parish Council is neutral to this application.

No other letters of representation have been received.

Conclusion

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: SP, Drawing No: 104 and Drawing No: 103 Rev. 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.

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

YES

NO