

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	25/10/2018
Planning Development Manager authorisation:	SCE	25.10.18
Admin checks / despatch completed	XLO SB	26/10/18. 26/10/18.

**Application:** 18/01515/FUL **Town / Parish:** Great Bromley Parish Council

**Applicant:** Mr and Mrs Lochore

**Address:** Holly Lodge Colchester Road Great Bromley

**Development:** Proposed single storey rear extension, two storey side and rear extension and porch.

### 1. Town / Parish Council

Great Bromley Parish Council      Great Bromley Parish Council had no objection to the application.

### 2. Consultation Responses

N/A

### 3. Planning History

16/01545/AGRIC	Proposed agricultural storage building.	Determination	20.10.2016
17/00767/FUL	Change of use of agricultural land to domestic garden	Approved	26.07.2017
18/00714/COUNO T	Proposed conversion of two barns into two dwellings	Determination	19.06.2018
18/01515/FUL	Proposed single storey rear extension, two storey side and rear extension and porch.	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

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north of Colchester Road, outside the development boundary of Great Bromley. It serves a detached two storey dwelling constructed of red brick and a tile roof, and is located centrally within a large plot. The application site has previously benefited from a change of use of land to garden, under reference 17/00767/FUL, increasing the size of the plot considerably. The plot is predominantly laid to lawn with tall hedgerow on the boundary adjacent to the highway. Access is to the east of the site, which is shared with some other barn buildings. Open countryside exists beyond the site boundaries, which is under the applicants ownership/control.

### **Proposal**

The application proposes a single storey rear extension, two storey side and rear extension and porch.

The single storey rear extension measures 7m deep by 4.6m wide with eaves height of 2.6m and ridge height of 3.8m. The two storey side and rear extension measures a maximum 8m wide by 10.8m deep with an eaves height of 5m and ridge height of 7.4m increasing to 8.3m. The porch will measure 2.85m wide by 1.2m deep with a maximum height of 3.3m.

The proposed materials throughout the development will consist of facing brickwork to match the existing dwelling, featheredged weatherboarding and smoothcast render.

### **Assessment**

The main considerations of this application are the design, impact on the countryside setting and 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 and retains sufficient space around the dwelling to protect its setting and the amenity and character of the countryside.

### Design and Impact on Countryside

The proposed extensions are considered to be of a scale and nature appropriate to the site. The site benefits from additional garden land and as a result of a 2017 change of use application, so whilst the extensions dramatically increase the size of the dwelling the plot is considered large enough to accommodate the development without it appearing as overdevelopment or cramped within its plot.

The dwelling will change from red brick to render with a red brick plinth and weatherboarding on the single storey extension and easternmost projection of the existing dwelling. Whilst the change of materials and vast extensions will change the character of the dwelling, it is an isolated plot and the development has some attractive design features which add interest to the dwelling, such as the half hexagon shaped addition forming part of the kitchen. Furthermore, the change in ridge height within the design makes some parts of the dwelling appear more subservient than others, breaking up the appearance of the dwelling and making it more acceptable in design terms.

The established high hedge which acts as the front boundary treatment to Colchester Road will obscure views of the extensions from the road. Only limited amounts of the extensions will be publicly visible resulting in no adverse impact of the development within the street scene and it is considered that sufficient space is retained around the property for the countryside setting to be protected.

### Impact on Residential Amenity

The application site is surrounded by open countryside with no other residential properties visible from the site. The nearest structures to the site are barns located to the east, which have recently been the subject of a change of use prior notification to convert the barns to dwellings. This conversion had not taken place at the time of the officer site visit. However, should the conversion happen these would be the only residential properties in the vicinity. The development within the site is predominantly to the south and west of the site, therefore situated away from the barns. It is considered that the extensions would not have any adverse impact on the daylight, privacy or other amenities of these potential neighbours and the application is acceptable in relation to its impact upon residential amenity.

### Other Considerations

Great Bromley Parish Council has no objection to the 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: DRG No. 1217/03, DRG No. 1217/05, DRG No. 1217/06 and DRG No. 1217/07.

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