

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	23/10/2018
Planning Development Manager authorisation:	SCE	25.10.18
Admin checks / despatch completed	KAO SB	26/10/18 26/10/18

Application: 18/01462/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr Kevin Anderson

Address: 2 Farm Cottages St Cleres Hall Lane St Osyth

Development: Ground Floor Side Extension and alterations to form porch area.

1. Town / Parish Council

St Osyth Parish Council No objections.

2. Consultation Responses

Not applicable

3. Planning History

01/00332/FUL	Side and rear extension to form bedroom, bathroom and utility room	Approved	05.04.2001
01/01081/FUL	Shed	Approved	09.08.2001
18/01462/FUL	Ground Floor Side Extension and alterations to form porch area.	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

Local Planning Guidance

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The application site comprises of a west facing two storey semi detached dwelling known as "2 Farm Cottages." The dwelling is set back from the front of the site with an area of parking to the front. The dwelling has previously been extended to the rear. There is an outbuilding sited to the front with boundary hedging screening this from view. The dwelling does not have a porch but instead a canopy area with pillar.

Proposal

This application seeks permission for the erection of a single storey side extension and alterations to form porch.

The plans have been amended to incorporate openings which match the existing dwelling ensuring the proposal relates better with the existing house.

Assessment

Design and Appearance

The proposal will be sited to the front and side and therefore publicly visible.

The proposals single storey design and set back of 10m from the site will prevent the proposal from dominating the existing house and having an adverse impact to the existing areas character and appearance.

The proposed extension will be finished in black boarding. Whilst the use of this material is not consistent with the host dwelling there are a number of barns and outbuildings within the area which have been constructed from this material. The proposal will therefore be inkeeping with

these other buildings within the vicinity and its set back from the front of the site will reduce any visual impact that the use of these materials would have.

The size of the proposal will be respectful to the host dwelling and will incorporate similar design elements such as matching openings.

The flat roof design of the proposal will not match the existing house however due to the proposals minor nature and its set back from the front of the site the use of a flat roof would not result in a harmful visual impact.

The site is of a large enough size to accommodate a proposal of this size and still retain sufficient private amenity space to the rear.

The site is situated outside the housing settlement limits however as the proposal will be in keeping with the existing character of the dwelling and will not harm the character of the surrounding area the proposal meets Policy HG12 of the Adopted Local Plan 2007.

Highway Safety

The proposal will be constructed to the side of the property on land which is currently used for parking. Whilst the proposal will result in a loss of land used for parking there is still sufficient space to the front of the dwelling to accommodate the parking of two vehicles in line with the Essex County Council Parking Standards. The proposal would therefore not result in any additional harm to highway safety.

Impact on Neighbours

The proposal will not result in a harmful impact to the neighbouring property to the north as it will be screened by the host dwelling and not visible.

There are no immediate neighbouring properties to the south of the site.

Other considerations

St Osyth parish council have no objections to the proposal.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed development the 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: Proposed Side elevation (Scale 1:50), Proposed Rear elevation (Scale 1:50) Proposed Floor Plan (Scale 1:50) and Amended Proposed Front Elevation received 28th September 2018 (Scale 1:50)

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.