

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	09/11/2018
Planning Development Manager authorisation:	SCE	14.11.18
Admin checks / despatch completed	AP	14/11/18

Application: 18/01562/FUL **Town / Parish:** Bradfield Parish Council *RME*

Applicant: Mr & Mrs Wilson

Address: Red House Heath Road Bradfield

Development: Single storey rear and side extension following removal of existing conservatory.

1. Town / Parish Council

Bradfield Parish Council No comments received.

2. Consultation Responses

N/A

3. Planning History

78/00968/FUL	Proposed extns bedrooms kitchen and bathroom	Approved	02.08.1978
82/00422/FUL	Front porch	Approved	11.06.1982
88/01120/FUL	Green house - lean to	Approved	14.07.1988
18/01562/FUL	Single storey rear and side extension following removal of existing conservatory.	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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Heath Road, inside the development boundary of Bradfield. It serves a detached two storey dwelling constructed of brick with a tile roof; it has a rear facing gable projection and an existing conservatory as well as a canopy area linking the dwelling to some outbuildings. The front of the site is made up entirely of gravel and has an open front boundary with an in and out access. The large rear garden area is set across different levels and is made up primarily of lawn and patio areas with close boarded fencing on the side boundary.

Proposal

The application proposes a single storey rear and side extension following removal of existing conservatory. It measures 8.6m (maximum) wide by 8.3m (maximum) deep, wrapping around the existing kitchen area of the dwelling. It will project 2.3m from the side elevation and 4.5m from the rear elevation and have an eaves height of 2.4m. The side extension section will have an overall height of 3.5m; the rear extension will have ridge height of 3.8m. The extension will be constructed of brickwork to match the existing dwelling and proposes slate roof tiles.

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.

Design

The proposed extension is considered to be of a scale and nature appropriate to the site and the surrounding area.

The extensions rear facing gable design is of a similar pitch to the existing rear facing gable, resulting in the design of the extension being well related to the host dwelling. Furthermore, the relatively shallow roof pitch makes the use of slate acceptable and the matching brickwork will blend the development with the host dwelling.

The dwelling is located forward of the building line of the adjacent neighbour to the west. This neighbouring dwelling is slightly angled within the plot and is located a distance ranging between

4m and 5m from the side boundary shared with the application site. As a result of the positioning and separation the proposed extension will be clearly visible on approach from the west. Notwithstanding this the extension will be set back 5.1m from the front elevation of the dwelling and with its single storey nature and matching brickwork will appear as a subservient addition that blends appropriately with the host dwelling. The development will not appear out of character or cause any adverse impact upon the street scene.

Impact on Residential Amenity

The only neighbour that could be affected by the development is the neighbour to the west, known as Plas Y Coed. The proposed extension to the side of the dwelling will be located only 0.6m from the side boundary shared with this neighbour. Notwithstanding this, the point at which the extension is closest to the boundary is the modest 2.4m high eaves. The neighbouring property is located some distance from the boundary and a 1.8m tall fence divides the plots. No windows are proposed in the side elevation of the extension and the proposed roof lights will give views skywards. The proposed development is not considered to cause any adverse impact on the daylight, privacy or other amenities currently enjoyed by this neighbour and is considered acceptable in this regard.

Other Considerations

Parking at the site will remain unaltered.

Bradfield Parish Council has not commented on 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: Drawing No. 02, Drawing No. 05 Revision A and Drawing No. 06 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.

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