

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	22/11/2018
Planning Development Manager authorisation:	SCE	22.11.18
Admin checks / despatch completed	<del>XNE</del> SB	23/11/18 23/11/18

**Application:** 18/01471/FUL **Town / Parish:** Tendring Parish Council

**Applicant:** Mr K O'Brien

**Address:** Ascot House Glebe Place Tendring

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

### 1. Town / Parish Council

Tendring Parish Council      No Objection to this application

### 2. Consultation Responses

Not Applicable

### 3. Planning History

15/01282/FUL	4no. dwelling and associated garages following demolition of redundant farm buildings.	Refused	17.11.2015
16/00036/FUL	4 No. dwellings and associated garages following demolition of redundant farm buildings.	Approved	01.04.2016
18/01471/FUL	Proposed rear single storey 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

SPL3 Sustainable Design

PPL3 The Rural Landscape

### **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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Ascot House, Glebe Place, Tendring, a two storey detached dwelling located outside the settlement development boundary of Tendring.

### Proposal

The application seeks planning permission for the erection of two rear extensions. The first accommodating a sun room will measure 4.8 metres in width, 5 metres in depth with an overall height of 3.1 metres (3.7 including the roof lantern).

The second rear extension is considered to be an infill which will serve the boot room and family room. It will measure 5 metres in width, 2 metres in depth with an overall height of 3.7 metres.

### Assessment

#### 1. Principle of Development

The proposal involves extensions to a dwelling sited outside of a Settlement Development Boundary. It is acceptable in principle subject to detailed consideration against saved policy HG12, which states the proposed works will be permitted provided it:

- (i) is of a size, scale, and height in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting;

The proposed two rear extensions will be located to the rear of the host dwelling and therefore they will not be visible from the street scene of Glebe Place. Both extensions are single storey in nature and will be constructed from materials which will match the host dwelling. It is therefore considered that the proposed extensions will be of a size, scale and height which are in keeping with the character of the area.

- (ii) is well related and in proportion to the original dwelling;

The proposals are single storey and due to the rear garden being of a significant size that can accommodate both extensions, which will also be well screened by existing structures. It is considered that the proposals are well related and in proportion to the host dwelling.

- (iii) it is not visually intrusive on a skyline or in the open character of the surrounding countryside;

The area does not benefit from an open character and there will not be significant loss of views as a result. The site itself as mentioned above is well screened, therefore the proposal is considered that it will not be visually intrusive to the skyline.

- (iv) it retains sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside;

The dwelling would retain good side isolation to its boundaries, thereby preserving the character of the locality.

- (v) would not represent over-development of the site;

The site provides adequate private amenity space to the rear of the host dwelling and the proposals would not represent over-development of the plot.

- (vi) would not be detrimental to highway safety;

As the extensions are located to the rear of the host dwelling they will not interfere with highway safety.

- (vii) would not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect;

There are neighbouring dwellings to the north and south of the application site however the proposed extensions are not considered to be visible to the neighbouring dwellings. The existing garage will screen the proposal from the neighbouring dwelling, number 4 Glebe Place. Number 2 Glebe Place is set forward of number 3 Glebe place and therefore it is considered that due to the single storey nature of the proposals, as well as a fence which denotes the boundary which will help to screen the proposals, they will not cause any significant impact upon neighbouring amenities.

- (viii) would not replace an existing permanent dwelling which is capable of reasonable improvement and extension and which makes a positive contribution to local character;

The proposal is for two rear extensions and therefore this criterion is not applicable to this application.

(ix) would not be a replacement for a mobile home, dwelling already demolished or abandoned, or a building not in lawful use as a dwelling house; and

This criterion is met.

(x) would not exacerbate any existing access, drainage or other problems associated with the site.

The proposal is not believed to exacerbate any of the above issues and is therefore acceptable against this criterion.

Other Considerations

Tendring Parish Council have no objection to this application.

There have been no other letters of representation received.

Conclusion

In the absence of any significant material harm as a result of the proposed development, this 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: Drg No. 1216/01A, 1216/03, 1216/04

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