

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	04/12/2018
Planning Development Manager authorisation:	SCE	13.12.18
Admin checks / despatch completed	SB	17/12/18

**Application:** 18/01697/FUL **Town / Parish:** Beaumont Parish Council

**Applicant:** Mr & Mrs Quinney

**Address:** Oak Farm House Wix Road Beaumont

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

### 1. Town / Parish Council

Beaumont Parish Council No Comments received

### 2. Consultation Responses

Not applicable

### 3. Planning History

04/01374/FUL	Erection of UPVC conservatory	Approved	07.09.2004
04/01572/FUL	Erection of stable block: 2 looseboxes 12' x 12', 1 Tack room 8'x 12'	Approved	02.11.2004
05/01075/LBC	Proposed change of use to B1, including single storey extension	Refused	12.08.2005
05/01076/FUL	Proposed change of use to B1, including single storey extension	Refused	12.08.2005
18/01697/FUL	Proposed 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

EN23 Development Within the Proximity of a Listed Building

TR1A Development Affecting Highways

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

TR7 Vehicle Parking at New Development

SPL3 Sustainable Design  
PPL9 Listed Buildings

Local Planning Guidance  
Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Proposal**

This application seeks permission for the erection of a single storey front extension to a two storey detached dwelling located within Beaumont and outside of the development boundary.

### **Assessment**

#### **Design**

The proposed extension will be sited to the front and therefore publicly visible however it will be set back from the front of the site by 15m and screened by existing front boundary planting which will reduce its impact to the streetscene.

The proposal will be constructed from materials which match the existing house as well as comprise of a similar window design ensuring that the proposal relates well to the host dwelling. Whilst its flat roof design is not inkeeping within the overall appearance of the dwelling due to the minor nature of the proposal and its set back from the highway it is considered this would not result in significant harm to the appearance of the dwelling.

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.

### **Heritage Impact**

Two listed buildings lie to the west of the site however as the proposal will be sited sufficient distance away from their boundary and will be well screened by boundary planting the proposed extension would not result in a harmful impact to their setting or appearance.

#### Highway Safety

Whilst the proposal will encroach upon the existing parking arrangement for the site, the area to the front of the house is still of a sufficient size for the parking of two vehicles in line with the Essex County Council Parking Standards.

#### Impact to Neighbours

The proposal will not be visible to the neighbouring site of the east as it will be sited ample distance from the boundary and well screened by existing boundary planting.

There are no immediate neighbours to the rear or west of the site.

#### Other considerations

Beaumont Parish Council have not commented on the application.  
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**

- 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 01.

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.