

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	08/02/2019
Planning Development Manager authorisation:	SCE	08-02-19
Admin checks / despatch completed	SB	11/02/19.

Application: 18/02087/FUL **Town / Parish:** Bradfield Parish Council

Applicant: Mr & Mrs Newell

Address: Bruins Windmill Road Bradfield

Development: Proposed front porch.

1. Town / Parish Council

Bradfield Parish Council No comments received.

2. Consultation Responses

N/A

3. Planning History

18/02087/FUL Proposed front 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
HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is located to the east of Windmill Road, inside the development boundary of Bradfield. It serves a detached bungalow constructed of render with a red brick plinth, red brick quoins and a tile roof. The front of the site is made up of light shingle and provides off street parking for at least 2 no. cars. A wall is located on the front boundary of the site with a wide vehicular access. A fence and hedgerow are located on the side boundaries of the site.

Proposal

The application proposes a gable fronted front porch to the dwelling, located centrally on the front elevation, with the entrance door on the side elevation. The porch will measure 2.8m wide by 2.1m deep, with eaves height of 2.8m and ridge height of 4.1m. It will be constructed of red brickwork with a natural welsh slate roof. The whole of the main roof of the dwelling is proposed to be re-roofed with natural welsh slate too.

Assessment

The main considerations of this application are the design, visual amenity, impact on residential amenity and parking.

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 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 and Visual Amenity

The proposed porch is considered to be of a scale and nature appropriate to the site and the surrounding area. The use of red brick will match the plinth and quoin detailing on the existing property and break up the existing render allowing the development to complement the host dwelling. Furthermore, the proposed front facing full length window adds interest to the design. The eaves height is consistent with the existing dwelling and the pitched roof is much lower than the overall ridge, allowing it to appear subservient to the rest of the dwelling.

Whilst the development will be clearly visible from the road it will be set back 5.5m. The surrounding area is made up of a variety of different property styles with some two storey properties nearby benefitting from a gable fronted porch. The porch is not considered to be out of character with the area. It will be well design and well related to the host dwelling and will not to have an adverse impact upon the street scene. The use of welsh slate on the roof is also considered acceptable.

Impact on Residential Amenity

The proposed porch is located at the front of the site and will be approximately 5m from either side boundary. Due to the modest nature of development, its location within the site and distance from boundaries the development is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Parking

Despite the proposed porch projecting from the front elevation of the property and encroaching into the front of the site there is still sufficient space for 2 no. cars to park within the site. Therefore there is no objection to the level of off street parking available and the development is considered acceptable in this regard.

Other Considerations

No comments have been received from Bradfield Parish Council.

No letters of representation have been received.

Conclusion

It is considered that the revisions to the proposed development are 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 plan: Drawing No. 01 Revision B.

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