

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	28/02/2019
Planning Development Manager authorisation:	SCE	01.03.19
Admin checks / despatch completed	ER	01/03/19

Application: 19/00006/FUL **Town / Parish:** Great Oakley Parish Council

Applicant: Mr and Mrs Cole

Address: Wisteria Cottage Stones Green Road Great Oakley

Development: Proposed single storey rear extension.

1. Town / Parish Council

Great Oakley Parish Council No objections.

2. Consultation Responses

Not applicable

3. Planning History

03/02344/FUL	Single storey extensions and conservatory with new pitched roof over	Approved	12.01.2004
19/00006/FUL	Proposed single storey rear extension.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019
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
EN23 Development Within the Proximity of a Listed Building

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design
PPL9 Listed Buildings

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 site comprises of an east facing detached dwelling located outside of the development boundary. The dwelling is set back from the road with an adjacent car port. Sited along the front and side boundaries is existing low level fencing. The dwelling benefits from a single storey rear extension which obtained approval under planning reference 03/02344/FUL.

Proposal

This application seeks permission for the erection of a single storey rear extension.

Assessment

Design and Appearance

Saved Policy QL9 states that all new development should make a positive contribution to the quality of the local environment, new buildings must be well designed and maintain local character, and development must relate well to its site and surroundings particularly in relation to its scale, massing, form and design. These sentiments are carried forward in Draft Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Saved Policy HG12 of the adopted Tendring District Local Plan (2007) deals with extensions to dwellings outside Settlement Development Boundaries and states that proposals should only be permitted if 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 contribution to its setting and (ii) is well related and in proportion to the original house.

Saved Policy HG12 of the adopted Tendring District Local Plan (2007) deals with extensions to dwellings outside Settlement Development Boundaries and states that proposals should only be permitted if 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 contribution to its setting and (ii) is well related and in proportion to the original house.

The existing dwelling is accessed off of Stones Green Road with no immediate neighbouring dwellings.

Whilst the proposal will be sited to the rear there is minimal boundary treatment sited along the sites southern boundary to screen the development. This lack of screening results in the side elevation of the existing dwelling appearing prominently when viewing the site from the south and any further extensions also sited here will be prominent features when viewing the house from this angle.

The proposed addition will measure 12m in depth and will continue the existing roofline of the previous extension which in total will measure 18.1m in depth and be 0.2m lower in height. This

depth is considered to be excessive which would not relate well to the existing modestly sized cottage resulting in a significant impact to its overall character. Furthermore the expanse of roof will appear as a bulky and unattractive feature when viewing the site from the south.

Negotiations have taken place to reduce the depth of the proposal and to amend the design of the proposal to incorporate a hipped roof however unfortunately a resolution could not be reached. The agent has suggested screening by way of boundary planting however it is felt that this could not overcome the concerns raised above.

Heritage Impact

Sited to the north and west of the site are two listed buildings. The proposal will be sited ample distance away from these buildings and would not result in a harmful impact to their character or setting.

Impact to Neighbours

There are no neighbouring properties immediately adjacent to the site.

Other considerations

Great Oakley Parish Council has no objections to the proposal. No further letters of representation have been received.

Conclusion

The proposed extension by virtue of its size will result in an incongruous form of development to the main dwelling, detrimental to visual amenity and the overall character of the area contrary to the aforementioned national and local policies.

6. Recommendation

Refusal - Full

7. Reasons for Refusal

- 1 The National Planning Policy Framework attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Saved Policy HG12 of the adopted Tending District Local Plan (2007) deals with extensions to dwellings outside Settlement Development Boundaries and states that proposals should only be permitted if 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 contribution to its setting and (ii) is well related and in proportion to the original house.

The southern boundary of the site has minimal boundary treatment resulting in the flank elevation appearing prominently when viewing the dwelling from the south. The proposed extension will protrude beyond the existing extension on the dwelling by 12m and will join to its existing roof. Once joined to the dwelling the entire depth of this roof will measure 18.1m and be 0.2m lower in height than the host dwelling. The design and excessive depth of the proposal is considered not to relate well to the existing dwelling appearing as an incongruous addition to the existing house and as a prominent feature when viewing it from the south.

The proposed extension for the reasons set out above, will result in an incongruous form of development, detrimental to visual amenity and the overall character of the area contrary to the aforementioned national and local policies.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.