

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	06/03/2019
Planning Development Manager authorisation:	SCE	07.03.19
Admin checks / despatch completed	SB	11/03/19.

Application: 19/00066/FUL **Town / Parish:** Little Bentley Parish Council

Applicant: Ms Philippa McDowell

Address: Pump Farm Cottage Tendring Road Little Bentley

Development: Single storey side extension, relocation of existing side entrance porch to the front elevation and insertion of new ground floor window to side elevation.

1. Town / Parish Council

Little Bentley Parish Council No comments received.

2. Consultation Responses

N/A

3. Planning History

02/02172/FUL	Conversion of garage to living space. Rear porch additions	Approved	13.01.2003
07/01677/FUL	Two storey side and rear extensions; alterations to front bay window; and increase in ridge height of existing dwelling	Approved	04.12.2007
13/01350/FUL	Proposed single storey side extension.	Approved	27.01.2014
19/00066/FUL	Single storey side extension, relocation of existing side entrance porch to the front elevation and insertion of new ground floor window to side elevation.	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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north east of Tendring Road, outside the development boundary of Little Bentley. The site serves a detached two storey dwelling constructed of cream render with a red brick plinth and chimney breast, and a tiled roof, with a porch located on the side of the property. The site has a large frontage, which is a laid to lawn with soft landscaping, a gravel driveway and close boarded fencing on the front boundary. The rear of the site is also laid to lawn with a outbuilding to the rear. The site is surrounded by fields with one adjacent neighbour to the south east and farm buildings beyond.

Proposal

The application proposes a single storey side extension, relocation of existing side entrance porch to the front elevation and insertion of new ground floor window to side elevation.

The single storey side extension will measure 4.8m wide by 10.3m deep with an eaves height of 2.4m and maximum height of 3.9m. The materials will consist of white and dark grey weatherboarding with a red brick plinth with matching roof tiles on the forward most part of the extension and slate to the rear.

The porch to be relocated measures 2.6m wide by 1.2m deep with a maximum height of 3.5m.

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.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, development is of a size, scale and height in keeping with the character

of the locality, is well related to the original dwelling and would not represent overdevelopment of the site.

Design

The proposed extension and relocation of the porch is considered to be appropriate to the site and the surrounding area. The porch already exists to the side of the property and is of an attractive design that, although more prominent on the front elevation, is well related to the property. The single storey nature of the side extension makes the development a subservient and modest addition which is considered to be in proportion to the existing dwelling. The part of the extension that is subject to the slate roof will not be visible from the road, and whilst the use of weatherboarding will contrast with the existing render it will modernise the development and is considered acceptable.

The site has a large frontage with the dwelling being set back from the road by over 80m. Views of the extension will be obscured from the road by existing planting, and the road does not benefit from a public footpath so views of the property are mostly achievable when travelling by car. As a result, the development is not considered to cause any significant adverse impact on the street scene, nor represent overdevelopment of this large site. It is acceptable in terms of design and visual amenity.

Impact on Residential Amenity

The side extension and relocated porch are situated to the north western side of the property and are located away from the residential property to the south east. This part of the development is not considered to cause any adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

The insertion of the window to the south east elevation will face onto the neighbouring residential property. However, its position at ground floor level would mean that it does not require planning permission. Plus, as it faces onto the rear amenity space of the neighbour it does not cause concern regarding loss of privacy or overlooking.

Other Considerations

No comments have been received from Little Bentley 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 plans: Drawing entitled Site & Location Plans, Existing and Proposed Ground Floor Plans, Existing and Proposed Roof Plan and Proposed Elevations.

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