

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	18/04/19
Planning Development Manager authorisation:	AN	23/4/19
Admin checks / despatch completed	AN	23/4/19

SR

Application: 18/01815/FUL **Town / Parish:** Bradfield Parish Council

Applicant: Mrs Eloisa Howlett

Address: Sedbergh Straight Road Bradfield

Development Erection of first floor front extension above an existing porch.

1. Town / Parish Council

Bradfield Parish Council No comments received.

2. Consultation Responses

n/a

3. Planning History

17/01526/HHPNO T	Erection of single storey pitched roof rear extension 4.88M in depth and 3.884M in height.	Prior approval not required	10.10.2017
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18/01815/FUL	Erection of first floor front extension above an existing porch.	Current
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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

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a first floor front extension above the existing porch of a dwelling outside the development boundary.

Design and Appearance

The proposal is sited to the front of the existing dwelling so will be visible from the highway. However, it is a minor addition which relates well to the host dwelling so will not be an overly prominent feature in the street scene. The proposed facing material (black wooden cladding) do not match the front elevation of the host dwelling - but as the surrounding properties feature a variety of different finishing materials the proposal will not harm the character of the area, and will represent an appropriate and attractive contrast to the existing brick elevation.

The proposal is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling and retains sufficient space around the dwelling to protect its setting, and therefore complies with policy HG12 relating to extensions to dwellings outside the settlement development boundary.

Impact on Neighbours

The proposed extension is sited centrally in the site, away from both side boundaries. No side facing windows are proposed. There will therefore be no impact on neighbouring amenities with regards to daylight, outlook or privacy.

Other Considerations

Bradfield Parish Council have made no comment on the application.

One letter of representation has been received, from the adjacent neighbour 'Verona, Straight Road', raising concerns about the external materials and drainage arrangements. The visual

impact on the proposal has been assessed above, and wood cladding is considered to be appropriate for the setting. Drainage is not a material consideration for this proposal, as the extension represents a minor addition that will not directly impact the existing drainage system.

Conclusion

In the absence of material harm as a result of the proposed development, this 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: Proposed Floor Plan Scale 1:50 received 03/04/19, Proposed North Elevation Scale 1:100 received 02/04/19, Proposed South Elevation Scale 1:100 received 02/04/19 and Proposed West Elevation Scale 1:100 received 02/04/19.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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