

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	24/05/19
Planning Development Manager authorisation:	AN	03/06/19
Admin checks / despatch completed	<i>AN</i> SB	<i>4/6/19</i> 04/06/19.

Application: 19/00659/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Mr G Orme

Address: The Cottage Badley Hall Road Great Bromley

Development: Extension to bungalow and addition of front porch.

1. Town / Parish Council

Mrs Great Bromley Parish Council Great Bromley Parish Council had no objection.

2. Consultation Responses

None received

3. Planning History

14/00561/FUL	Proposed two storey side extension with addition of new porch.	Refused	01.07.2014
19/00659/FUL	Extension to bungalow and addition of front porch.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

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

HG14 Side Isolation

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

SPL3 Sustainable Design

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The property is a detached single-storey bungalow which is sited within the open countryside; it is predominately isolated from neighbours with the nearest adjacent neighbour being in excess of 140m to the north-east. There are very few dwellings in the vicinity but they briefly comprise two single-storey dwellings, one large detached dwelling and two pairs of semi-detached dwellings. The property is set back from the road by around 13m and is slightly elevated from street level. Established hedges and trees offer a high degree of screening, but the roof of the property is visible from the road. There is ample off-street parking to the front left of the dwelling.

The dwelling is single-storey in nature and finished in cream-coloured roughcast render, window and door frames are a contrasting dark brown, the roof is an interlocking clay tile type.

Description of Proposal

The application proposes a single storey side extension to the north-east elevation and a front porch to the south-east elevation.

The extension to the side projects forward of the front building line by 1.4m and extends rearwards, ending 3m beyond the original rear building line. For the parts of the extension that are contained within the original envelope of built form the extension would be 5.4m wide with a gabled roof which would mirror the height of the existing roof at 5.4m. The parts which extend forwards and rearwards from original elevations have a marginally narrower width of 5.0m have gabled roofs perpendicular to the original building, the height of the ridges are lower than the main ridge at approximately 4.4m. The resultant floorspace would provide an additional bedroom and a new lounge.

The front porch projects forward of the front building line by 1.4m and would be 3m wide. It would have a gabled roof with a ridge in the region of 3.7m.

Overall, the new additions to the dwelling would be finished externally in materials which match the existing dwelling.

Principle

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. The site does not fall within a recognised Settlement Development Boundary, as agreed in both the Adopted Tendring Local Plan 2007 and the Emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Policy HG14 requires side extensions over 4 metres in height to be separated from the boundary a minimum distance of 1m. Policy HG12 requires that 'Proposals for an extension to an existing dwelling outside the defined development boundaries of settlements will be permitted provided that the extension or replacement satisfies the general design criteria set out in Policies QL9 and QL10'. In addition, the proposal must:-

- be of a size, scale and height and in keeping with the character of the locality
- its design and materials would make a positive visual contribution to its setting
- be well related and in proportion to the original dwelling
- not be visually intrusive on a skyline or in the open character of the surrounding countryside
- retain sufficient space around the dwelling to protect its and the amenity and character of the countryside
- not represent over-development of the site or be detrimental to highway safety
- not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect
- not exacerbate any existing access, drainage or other problems associated with the site.

The existing dwelling is a little over 12m wide; at around 5m wide the proposed side extension is considered to be of a size and scale and height that would be in keeping with the character of the individual dwelling. Remaining as single storey the proposal would not harm the contribution the

dwelling makes in the character of the wider area. There is ample space around the dwelling that the proposed extensions would not harm the open and rural character of the countryside.

Design and Appearance

The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The scale of the proposed development is entirely appropriate in the locale as it would respect the quality of the local environment where other dwellings also have ample space around them. The plot itself is quite shallow but, at 47m from the right flank to the right boundary, very wide. In terms of the impact on this undeveloped space - the ratio of enlarged floorspace to the remainder of the plot is minimal. The proposed additions would be finished externally in materials which are identical to the existing dwelling and it is likely that they will be indivisible from the original dwelling.

Impact on Neighbours Amenities

The NPPF, at paragraph 127 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.

In terms of the siting, scale and extensive separation distances the proposals will not result in any adverse impact on the amenities of neighbouring residents in terms of having a damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway Issues

The resultant development would increase the number of bedrooms at the property from 2 to 3. The Council's adopted Vehicle Parking Standards require that the development provides two off-street spaces; these spaces can easily be achieved on the existing driveway.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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:- GO/019/001 and GO/019/002, received 25th April 2019.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

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?	NO
Are there any third parties to be informed of the decision?	NO