

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	25/06/2019
Planning Development Manager authorisation:	AN	27/6/19
Admin checks / despatch completed	AN SB	28/06/19. 28/06/19.

Application: 19/00703/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Mr Paul Wareing

Address: Atlantis Chase Road West Great Bromley

Development: Proposed first floor extension to front.

1. Town / Parish Council

Great Bromley Parish Council No objection

2. Consultation Responses

n/a

3. Planning History

00/00878/FUL	Rear conservatory	Approved	28.07.2000
02/00409/FUL	Change of use from agricultural use to garden curtilage	Approved	15.05.2002
92/00142/FUL	Proposed side extension	Refused	07.04.1992
92/00615/FUL	Proposed side extension	Refused	21.07.1992
98/01170/FUL	Kitchen extension and new canopy. Remove existing canopy and piers	Approved	30.09.1998
05/00036/FUL	Front and rear extensions and widening of crossover	Approved	07.03.2005
19/00703/FUL	Proposed first floor extension to front.	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
HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL2 Settlement Development Boundaries
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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for the erection of a first floor front extension to a house located within Great Bromley, outside of any settlement development boundary.

Design and Appearance

The first floor front extension will use the footprint of the existing single storey front projection. Due to the position of the proposal at the front of the house, it will be clearly visible from the street scene and so matching materials have been chosen to finish the extension. Matching brickwork and painted render will be used for the outer wall surfaces, while roof tiles and fenestration that matches the existing will be used. A new pitched roof incorporating a roof light will tie in with the existing main roof.

Saved Policy HG12 of the Tendring District Local Plan 2007 permits extensions to an existing dwelling outside of Settlement Development Boundaries however the development must satisfy specific criteria which seeks to protect the rural character of the countryside. The construction of the proposal at the front of the property in an already residential area meets the criteria set out in Policy HG12 and it is considered that no significant harm would be caused to the appearance and character of the countryside.

The design and scale of the extension is acceptable in relation to the host property and would result in no material harm to visual amenity.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case there is a distance of 1 metre to the north eastern side boundary shared with Dairy Farm Cottage and a distance of 2.6 metres is maintained between the proposal and the south western side boundary shared with Brumbella ensuring that the criteria has been met.

Due to the position of the proposal at the front of the property, with no side facing first floor windows, the orientation of the houses along this part of the road and the separation distances between the proposal and the neighbouring properties there will be no significant impact to the neighbouring properties in terms of loss of outlook, loss of privacy or loss of light.

There will be no change to the private amenity space at the rear of the property or the area in front of the house currently used for off road car parking.

Other Considerations

Great Bromley Parish Council have no objection to the application.
No further letters of representation have been received.

Conclusion

In the absence of 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: Dwg No 222/PL/03 Rev No A and Dwg No 222/PL/04 Rev No A.

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:	YES	NO
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Are there any third parties to be informed of the decision? If so, please specify:	YES	NO