

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	04.07.19
Planning Development Manager authorisation:	AN	4/7/19
Admin checks / despatch completed	XAL SB	05/07/19 05/07/19

**Application:** 19/00730/FUL

**Town / Parish:** Tendring Parish Council

**Applicant:** Mr & Mrs Hollock

**Address:** Yew Tree Farm Thorpe Road Tendring

**Development:** Proposed replacement porch, rear single storey link extension, single storey side extension & rear first floor extension.

### 1. Town / Parish Council

No comments received

### 2. Consultation Responses

No comments received

### 3. Planning History

03/00542/FUL	Ground floor extension with room in roof	Approved	01.07.2003
19/00730/FUL	Proposed replacement porch, rear single storey link extension, single storey side extension & rear first floor extension.	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

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

SP1 Presumption in Favour of Sustainable Development

### **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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 property is an early 20<sup>th</sup> Century red brick, slate-roofed, detached farmhouse in a semi-rural location. The front and side boundaries of the spacious gardens are delineated by informal post/rail fencing and there is established planting to the side [west] boundary. The front elevation has a very uniform appearance, the rear is in contrast to this – having a number of different roof pitches. To the rear of the property is an outbuilding with a relatively large floorspace.

### **Description of Proposal**

The application seeks planning permission for four main elements:- a replacement front porch, a single storey side extension, a ground floor link-extension and a first floor rear extension.

The replacement porch is a subservient feature approximately 2m wide and 3.4m high with eaves in the region of 2.3m. The slate roof would be supported on timber posts sitting on top of a brickwork plinth. The single storey side extension would be sited to the left hand side of the dwelling and have a width in the region of 4.5m and depth approximately 5.8m that doesn't quite occupy the full depth of the original dwelling; it would have a hipped pitched roof with a maximum height of 4.7m and eaves of 2.7m. The resultant floorspace is labelled as a Sun lounge and externally it would be constructed in materials to match the original dwelling. The link extension would be in the region of 5.6m deep and 2.2m wide. The overall height would be around 3.4m, externally it would be finished in Cream Eternite Boarding (a cement fibreboard) with roof materials

to match existing. The resultant floorspace is labelled as a walkway linking the rear entrance hall to the detached outbuilding. The first floor rear extension would create useable floorspace where currently the catslide roof exists. The eaves would be increased to 4.8m to match the existing eaves, a new rear gable would be formed with a 6.2m high ridge to match existing. It would project rearwards by 4.2m in line with the original first floor. Externally it would be finished in Cream Eternite Boarding (a cement fibreboard) with roof materials to match existing.

### Appraisal

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 dwelling is located outside the settlement boundary. 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:-

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

Although both the side extension and front porch would be sited where they would be highly visible in the streetscene they are both of a sufficiently subservient nature in terms of scale and massing in relation to the host dwelling and retain sufficient space around the dwelling. The link extension is subservient to both the host dwelling and the outbuilding and, in the backdrop of existing farm-structures in the immediate locale, would be virtually indiscernible in the streetscene. The first floor rear extension is contained entirely within the original envelope of built form and would not be visually intrusive on a skyline or in the open character of the surrounding countryside. Overall, the proposed works are well-related and in proportion to the original dwelling and are considered to have an acceptable impact on the wider character of the area.

### Design and Appearance

The Government attach 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.

Given the scale, siting and design of the proposed dormers they would not cause material harm to the character and appearance of the surrounding area.

### Impact on Residential 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'.

Due to the separation distances between the existing and adjacent neighbours, the enlargements proposed would 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 proposal does not generate an additional need for parking.

### **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 plan: 01 Rev A, received 21<sup>st</sup> May 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.

<b>Are there any letters to be sent to applicant / agent with the decision?</b>		<b>NO</b>
<b>Are there any third parties to be informed of the decision?</b>		<b>NO</b>