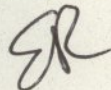


DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	11.07.19
Planning Development Manager authorisation:	AN	11/7/19
Admin checks / despatch completed	SB	12/07/19

Application: 19/00689/FUL **Town / Parish:** Little Bromley Parish Council 

Applicant: Mr Graeme Knott

Address: Crabtrees Paynes Lane Little Bromley

Development: Proposed erection of garage with storage space and modification of existing shed appearance and roof.

1. Town / Parish Council

Mrs Dawn Sauka - Little Bromley Parish Council Little Bromley Parish Council has no objection to this planning application

2. Consultation Responses

None received

3. Planning History

16/00229/FUL	Storage shed and field shelter with solar panels.	Approved	04.07.2016
19/00689/FUL	Proposed erection of garage with storage space and modification of existing shed appearance and roof.	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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 a detached dwelling built in the 1930's; the entire plot is in the region of a third of a hectare and of an irregular shape. The dwelling is located fairly centrally within the plot with a large gravelled drive accessed from Paynes Lane. The surrounding area is characterised as rural with the odd residential dwelling nearby. To the south of the boundary is a large open field. To the west is also an open field, with neighbouring properties to the south-west, the north-west and the north, all in excess of 100m from the proposal. There are several trees on the boundary of the application site adjacent to Payne's Lane and a mature walnut situated in the main body of the application site. Although the trees are reasonable specimens, their prominence is not so sufficient to warrant a tree preservation order. The site is otherwise well populated with trees and established hedgerows; as such the application site has an extremely verdant and rural character to it, made more-so with the lack of built-form anywhere in the locale.

Description of Proposal

This application seeks planning permission for a detached outbuilding with alterations to the existing shed. The existing shed has a footprint of 10m x 3m and has a dual-pitched roof, the roof of the existing shed would be removed and replaced with a mono-pitched roof with a mono-ridge approximately 3m high. The proposed building would be attached forward of this shed and have a footprint of approximately 10m x 10m and a main ridge in the region of 6.6m. During the

determination of the application concern was raised with the applicant that the scale of the building, more-so in the context of the roof mass, would not relate satisfactorily to its setting and, having a roofscape as large as the host dwelling, would not be in proportion to the original dwelling.

Revised amended plans were negotiated and received on 10th July; the amended plans introduced a hipped roof on the Paynes Lane elevation. The hip would reduce a 1.2m wide x 10m length of roof on one of the most visible locations. The amendments were considered to satisfactorily overcome the concerns raised.

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 the proposed building is situated to the front and off-set to the north west of the host dwelling it is considered to remain sufficiently subservient nature in terms of scale and massing. The outbuilding would be well-related and in proportion to the original dwelling and is considered to have an acceptable impact on the wider character of the area. As a result of the significant tree-cover within and on the perimeter of the plot, it would be viewed against the backdrop of mature vegetation, thus reducing its prominence.

Design & 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 17 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 of the Saved Plan 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 outbuilding would have a form and design, being finished in traditional materials (slate roof, timber clad walls) that ensures its acceptability in design terms.

Impact to Neighbouring Amenities

The NPPF, at paragraph 17 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 of the

Saved Plan 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'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

It is considered that there will be no impact to any neighbouring amenities, with the nearest neighbour, Mulley' Farm, being approximately 110 metres away.

Parking

The proposal would have a quid pro-quo stance on parking; the current space where vehicles could park would be occupied with a garage which would have sufficient internal space to accommodate two vehicles. Notwithstanding this, ample space exists on the driveway area at the front of the property to accommodate the minimum requirement of two spaces.

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: un-numbered plans received 10th July 2019.

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

8. Informatives

Positive and Proactive Informative

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