

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	18/07/2019
Planning Development Manager authorisation:	TF	19/07/2019
Admin checks / despatch completed	ER SB	19/07/19 19/07/19

Application: 19/00783/FUL **Town / Parish:** Beaumont Parish Council

Applicant: Mr and Mrs G Mead

Address: Elsie Cottage Beaumont Road Great Oakley

Development Proposed single storey rear extension.

1. Town / Parish Council

Beaumont Parish Council No comments received.

2. Consultation Responses

N/A

3. Planning History

91/00842/FUL	Two storey pitched roof extension.	Approved	14.08.1991
91/00860/FUL	Change of use from agricultural land to garden land.	Approved	17.09.1991
96/00686/FUL	(Cabbage Row Cottages, Beaumont Road, Beaumont) Construction of conservatory.	Approved	27.06.1996
19/00783/FUL	Proposed single storey rear extension.	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

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

SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 located outside the development boundary of Great Oakley. It serves a detached two storey cottage constructed of rough cream render with black boarding at first floor level on some elevations and a slate roof. The front of the property is located close to the main road with a large rear garden, consisting of decking adjacent to the dwelling and large area of lawn beyond, with hedgerow and planting on the boundaries. A large outbuilding is located on the northern boundary of the site, constructed of black weatherboarding and slate roof. A gravel driveway to allow for parking of at least 2 no. cars is located in front of this outbuilding.

Proposal

The application proposes a hipped roof, single storey rear extension to provide a downstairs shower room. It will measuring 2.4m deep by 2.9m wide with eaves height of 2.1m and a ridge height of 2.9m, and will be constructed of render and a slate roof to match the existing dwelling.

Permission is required for this extension as it projects off of an extension that was approved and built under planning reference 91/00842/FUL.

Assessment

The main considerations of this application are the design and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, development 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 would not represent overdevelopment of the site.

Design

The proposed extension is a modest design that is considered to be of a scale and nature appropriate to the site and the surrounding area. The extension will not be visible from the road, resulting in no adverse impact on the street scene. The use of matching materials will blend the development with the host dwelling and it is considered to be well related and in proportion to the

dwelling. The site is a large plot so the modest addition located on the rear elevation of the dwelling would not look cramped, nor would it represent overdevelopment of the site.

Impact on Residential Amenity

The hipped roof extension is a modest scale, with a maximum height of 2.9m. It is located in a large plot and will be situated over 10m from the northern boundary shared with the neighbour known as 1 Hawthorne Cottages, and over 15m from the neighbour to the south, known as Rose Cottage. To the rear of the site is paddock land and open countryside. Due to the location of the development within the site and the modest size, scale and height, the development is not considered to cause any adverse effect on the daylight, privacy and other amenities currently enjoyed by neighbouring properties.

Other Considerations

No comments have been received Beaumont Parish Council.

No letters of representation have been received.

Parking at the site will remain unaffected by the development.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any 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 plan: Drawing No. 01.

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