



## TENDRING DISTRICT COUNCIL

### Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

**AGENT:** Mr Stuart Hancock - Hancock  
Architecture Ltd  
First Floor Offices  
Unit 47  
The Shipyard Estate  
Brightlingsea  
Essex  
CO7 0AR

**APPLICANT:** Ms Abi Coates  
40 Maltings Road  
Brightlingsea  
Colchester  
Essex  
CO7 0RG

#### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00753/FUL

**DATE REGISTERED:** 16th May 2019

Proposed Development and Location of Land:

**Proposed dormer window.  
40 Maltings Road Brightlingsea Colchester Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY REFUSE PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted for the following reason(s)

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

The National Planning Policy Framework 2019 (NPPF) attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history including the surrounding built environment and landscaping setting. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Furthermore, the Essex Design Guide (2005) offers detailed guidance on what is acceptable design in relation to dormers. It states that they should be a minor incident in the roof plane and not over-dominant in their composition. Their purpose should be to light the roof space not gain extra headroom over any great width and they should not be located close to verges or hips.

The proposed front dormer is considered to be of a poor design in an area of Maltings Road that is strongly characterised by low level semi-detached bungalows with an

absence of bulky front roof additions. In its current form, the existing bungalow is not prominent in the street scene. However the proposed works, notably the excessive width and bulk of the proposed dormer on the front roof slope along with the unusual shape of the dormer roof would be highly visible and would result in an incongruous form of development that would result in serious harm to the character of the area. The large dormer window positioned highly within the roof slope, close to the ridge is considered poor in design terms and only exacerbates the over-dominance of the roof.

For the reasons set out above, the poor design and scale of the proposed dormer together with its over-dominant nature and siting on the front elevation will result in an unacceptable and unduly prominent form of development to the serious detriment of visual amenity and the character of the area. The proposal is therefore contrary to the aims and aspirations of the afore-mentioned policies and guidance.

**DATED:** 30th July 2019

**SIGNED:**

*Catherine Bicknell*

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Catherine Bicknell  
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

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

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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.