

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	14/08/2019
Planning Development Manager authorisation:	TF	15/08/2019
Admin checks / despatch completed	KJ	15/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	W	15/8/19

Application: 19/00915/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Mrs Sarah Curtis

Address: Hazels Carringtons Road Great Bromley

Development: Proposed annexe in garden of farmhouse, incorporating the conversion of the existing garage/former wash house.

1. Town / Parish Council

Great Bromley Parish Council Great Bromley Parish Council had no objection to the application.

2. Consultation Responses

N/A

3. Planning History

99/00286/FUL	Erect Dutch barn for storage of straw and agricultural machinery.	Approved	29.04.1999
16/00261/FUL	Proposed extensions.	Approved	14.04.2016
19/00915/FUL	Proposed annexe in garden of farmhouse, incorporating the conversion of the existing garage/former wash house.	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

EN1 Landscape Character

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

PPL3 The Rural Landscape

Local Planning Guidance

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies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 located to the north east of Carringtons Road, outside the development boundary of Great Bromley. It serves a detached two storey dwelling constructed with a combination of brick, render and weatherboarding, with a tile roof. The main entrance is located to the north side elevation of the dwelling. The site has a large garden area, which extends around the front, side and rear of the dwelling. It is predominantly laid to lawn with mature trees within the site. A red brick wall is located on the northern boundary with hedging planted on all other boundaries. To the rear of the dwelling is an existing pitched roof, brick built garage. The plot has a long driveway leading to a concrete hardstanding for parking in excess of 2 no. cars. A series of other outbuildings exist adjacent to the site, including a 3 bay cart lodge to the site entrance. Although the parking and outbuildings are outside of the application site they are still within the applicant's ownership. Open countryside surrounds the remainder of the site.

Proposal

The application proposes a detached annexe in the garden of the farmhouse, incorporating the conversion of the existing garage/former wash house.

The garage to be converted measures 6.6m long by 4m wide, with an eaves height of 2.2m and a ridge height of 3.8m. The external alterations to facilitate the conversion will include upgrading the existing fenestration, the inclusion of a profiled metal sheet roof to match the remainder of the annexe, and the insertion of 2 no. sun pipes and 1no. roof light.

The new build section of the annexe will measure 15.5m long. It will have a depth of 5.5m adjacent to the garage conversion, reducing to 4.3m, then increasing to 6.99m. It will have an eaves height of 2.5m and a ridge height of 4.35m. The materials will consist of black weatherboarding and a profiled metal sheet roof.

Assessment

The main considerations of this application are the design, impact on countryside setting 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.

Saved Policy QL9 and EN1 of the Tendring District Local Plan (2007) and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Outside development boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside 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 and Impact on Countryside Setting

The proposed annexe and associated conversion is considered acceptable to the site and the surrounding area. Whilst the development is considered to be of a significant scale that spans the majority of the rear boundary of the site, there is still sufficient amenity space retained within the plot for the occupiers of the property so it would not represent overdevelopment of the site.

The use of black boarding is considered acceptable in the countryside location. The annexe appears as a more attractive building than the adjacent farm buildings. Whilst its large footprint makes it a marked addition to the plot, the single storey nature and low eaves height, along with the well screened nature of the site, assist in reducing the impact of development in this countryside location. Some of the existing hedging on the south eastern boundary is being replaced with new hedging. To ensure the new hedging is appropriate, and continues to screen the development, a condition is imposed to request details of the new hedging, to ensure the type and species chosen is adequate to reduce the impact of development in its countryside setting.

Due to the position of the building within the plot, it will be set back over 35m from Carringtons Road. The front boundary is a mature hedgerow and the mature trees planted in the front garden of the site will assist in screening the development from the road. Whilst glimpses of the development will be possible, the development is not considered to cause any significant adverse impact on the street scene.

The annexe has been designed as a two bedroom unit (one with en-suite), with a shower room, utility, kitchen, dining and living area. An annexe of this scale would not normally be accepted in this location as it appears to take on the style of a new dwelling, and new dwellings in the countryside are against countryside policy. In this case, the annexe will be located 2 - 2.5m from the main dwelling. Due to the relationship between the annexe and main dwelling it is unlikely that the plot could be subdivided to a separate unit of accommodation. Furthermore, justification statements have been submitted alongside the application explaining why an annexe of this scale is required by the applicant and confirming its reliance on the main dwelling. For the reasons set out above, the Council is satisfied that due to the special circumstances of the applicant, and subject to a restrictive condition ensuring that the use of the annexe is ancillary to the main dwelling, the proposal is acceptable.

Impact on Residential Amenity

The proposed development is located within a site that is not bordered by any other residential properties. The outbuildings and barns adjacent are not used for residential purposes and are unlikely to be in the future due to the Council's countryside policies. Furthermore, these

outbuildings are all within the applicant's ownership. As a result, the proposed development is not considered to cause any adverse effect on residential amenity and is acceptable in this regard.

Other Considerations

Great Bromley Parish Council has no objection to the application.

No letters of representation have been received.

Sufficient parking is available within the applicant's ownership for any additional parking that may be required as a result of the annexe.

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: PD19/PL02, Drawing No: PD19/PL03, Drawing No: PD19/PL04 and Drawing No: PD19/PL05.

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

- 3 The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Hazels, Carringtons Road, Great Bromley.

Reason - The site is unsuitable for an independent residential unit because of the shared facilities, relationship to the host dwelling and countryside location.

- 4 No above ground works shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority details of the new hedging shown on Drawing No. PD19/PL03.

Reason - To ensure the type and species chosen is adequate, to reduce the impact of development in its countryside setting.

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