

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	SB	21/08/2019
Planning Development Manager authorisation:	GJ	21/8/19
Admin checks / despatch completed	ER	22/8/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	KAE	22/08/19

Application: 19/01022/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Ms Sarah Gallaher

Address: Rose Cottage Manor Farm Mary Lane North Great Bromley

Development: Proposed two storey extension, replacement of dilapidated sunroom and provision of garage and storage building.

1. Town / Parish Council

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

2. Consultation Responses

N/A

3. Planning History

19/01022/FUL	Proposed two storey extension, replacement of dilapidated sunroom and provision of garage and storage building.	Current
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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

HG9 Private Amenity Space

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application site

The application site is located outside the development boundary of Great Bromley. It serves a semi-detached two storey dwelling constructed of painted render with a red pantile roof. The front and west side and rear is all laid to lawn with trees and shrubs on all the boundaries. The rear boundary is shared

Proposal

This application seeks planning permission for a two storey side extension, a replacement single storey rear extension, a porch and a detached garage. The two storey side extension proposal will measure a maximum depth of 11.4m, 4.7m wide, and will have a pitched roof with a maximum height of 8.4m. The single storey rear extension proposal will measure a maximum depth of 2.4m, 3.2m wide, and will have a monopitched roof with a maximum height of 3.1m. The proposed porch will measure a maximum depth of 1.6m and be 2.3m wide with a monopitched roof with a maximum height of 3.3m. The detached garage proposal will measure a maximum depth of 6m, 6m wide, and will have a pitched roof with a maximum height of 4m.

The proposed materials throughout the development will consist of painted render, with red pantile roof to match the existing host dwelling. The proposed materials for the garage are red pantiles to match with black weatherboarding.

Assessment

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

Policy Considerations

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.

Design and Appearance

The proposals are considered to be of a scale and nature appropriate to the site and the surrounding area. The use of matching materials will blend the development with the host dwelling. Some of the development will be visible from Mary Lane North, however due to the existing trees and bushes it will be screened. Although the development will be publicly visible it will not have any impact upon the street scene as it will be set back from the front boundary by a minimum of 12.1m.

The proposed two storey side extension will be in line with the host dwellings front elevation and will match the eaves height blending the development acceptably with the host dwelling and will be 14.4m from the front boundary.

The proposed detached garage will be located 12.1m from the front boundary and will be 2.4m from the shared boundary with Manor Farm, due to the distance between and the shared boundary being trees and bushes, the development will not appear cramped when viewed from the road. Due to this, and the appropriate design the development will have no adverse impact upon the street scene. Further, the proposed front porch is considered to add interest. The design of the development overall is considered to be acceptable.

Impact on Residential Amenity

The two storey side extension is a distance of 14m to Manor Farm, and will not be protruding from the rear of the host dwelling. Due to the distance to Manor Farm and the position and orientation of Manor Farm there will be no impact. The two storey extension will be screen by the host dwelling and therefore will also have no impact to the other adjoining property 2 Rose Cottages.

The single storey rear extension will adjoin the boundary line with 2 Rose Cottages. It is important to note that the proposed rear extension will be replacing an existing extension of the same foot print. As the proposal is for a single monopitched roofed extension, there will be no significant loss of light or overlooking. Overall the proposed extensions are not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

The proposed porch will be located 4.3m from the boundary of 2 Rose Cottages and 17.3m from the boundary of Manor Farm. The proposed porch will only protrude from the front elevation by 1.6m because of this there will cause no adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring properties.

The proposed detached garage will be screened by the host dwelling from 2 Rose Cottages and will be located 2.4m to Manor farm because of the distance to Manor Farm, and the shared boundary being trees and bushes, which will screen the garage, and the position and orientation of Manor Farm there will be no impact on the daylight, privacy or other amenities currently enjoyed by neighbouring properties.

Other Considerations

Great Bromley Parish Council has no objections.
No further letters of representation were received.

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 / 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 drawing no. RC/SJG/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