

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	8 th Oct 2019
Planning Development Manager authorisation:	TF	14/10/19
Admin checks / despatch completed	CC	14/10/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	14/10/19

Application: 19/01193/FUL **Town / Parish:** Tendring Parish Council
Applicant: Mr G Harms
Address: The Old Rectory The Street Tendring
Development: Demolition of existing canopy and proposed single storey extension with roof light on West Elevation of Old Rectory.

1. Town / Parish Council

Mrs Michelle Salazar Tendring Parish Council have no objection to this application.

2. Consultation Responses

None received

3. Planning History

05/01936/TCA	Fell 1 Sycamore front garden adjacent to road	Approved	02.12.2005
18/00862/TCA	1 No. Conifer in front garden - Fell, 1 No. Holm Oak - Fell, 1 No. Holly - Reduce to 6 foot, 1 No. Alder - Fell, 5 No. Oaks - Lift to 5-6m	Approved	25.06.2018
19/01192/FUL	Demolition of existing outbuilding and brick wall on site entrance boundary. Proposed annexe building comprising garages, garden room, home office, gym and bathroom.	Current	
19/01193/FUL	Demolition of existing canopy and proposed single storey extension with roof light on West Elevation of Old Rectory.	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

EN17 Conservation Areas

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

SPL1 Managing Growth

SP1 Presumption in Favour of Sustainable Development

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

PPL8 Conservation Areas

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 formal grounds of The Old Rectory (formally known as The Range) have a prominent brick wall to the road frontage: the house itself, two storeys, of white brick with a hipped slate roof, is extremely reticent in the street scene and is only really visible from the public footpath to the east.

Proposal

The application proposes replacing the existing canopy to the west elevation with a single storey side extension. The extension would be 4m wide and around 11.5m deep, it would have a flat roof which forms a terrace accessed from the adjacent rooms. Around the perimeter of the terrace it is proposed to install a glass balustrade around 1.2m high.

Principle

The site is located within the Development Boundary therefore there is no principle objection to the proposal, subject to the detailed considerations discussed below.

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 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 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 scale of the extension is entirely appropriate to that of the host dwelling; subject to the external finish matching the existing dwelling the extension would be an attractive modern addition to this period property.

Conservation Area

Tendring gives its name to a series of scattered settlements in the centre of the District that bears its name. Many of these are the groupings around greens that are feature of the area: the centre of this extended family, however, is a relatively straight street until fairly recently only sparsely developed from the combination of hall and church at its western end. Buildings predominate at its eastern end, and for a short section of The Street in the centre of the village, while frontage walls are also prominent in fronting both cottages and the extensive grounds of The Grange.

The occupation of this area is long-established, with a wealth of crop marks in the fields to the south and south east of the village, including a number of Bronze Age ring ditches. It has been suggested that The Street is part of an early route from Colchester to the landing site at Beaumont Quay.

The dwelling cannot be seen in the principal streetscene due to the presence of an extremely established hedge. The proposal would not harm or diminish any of the features of architectural or historic importance that make an important contribution to the character of the area (namely boundary walls that face on to The Street) as identified within the Tendring Conservation Area Character Appraisal.

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).

The proposed extension would be sited over 150m to the north-east from the closest neighbour. There is no significant additional risk of loss of privacy, daylight or harm to the amenities of any of the adjacent neighbours.

Highway Issues

The proposed development neither generates an additional need for parking nor decreases the existing parking provision at the site.

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 plans:- 6648 / 1101, 6648 / 1103, 6648 / 1201, 6648 - 1202 and 6648 - 1301 received 8th August 2019.

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

- 3 The external facing materials shall match in colour, texture and form to those used on the host building.

Reason - This is a period building where matching materials are a visually-essential requirement.

8. Informatives

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