

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	17/01/2020
Planning Development Manager authorisation:	TF	20/01/2020
Admin checks / despatch completed	SOB	21/01/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	21/1/2020

**Application:** 19/01800/FUL **Town / Parish:** Little Bromley Parish Council

**Applicant:** Mr Robert Barrett

**Address:** Rosewood House Ardleigh Road Little Bromley

**Development** Proposed dormer to existing loft conversion.

### 1. Town / Parish Council

Little Bromley Parish  
Council

Little Bromley Parish Council have no objection to this application

### 2. Consultation Responses

N/A

### 3. Planning History

97/00493/FUL	Extension to front of existing house to incorporate front entrance door and additional toilet	Approved	02.06.1997
00/00254/FUL	Rear extensions to provide revised layout and side conservatory	Approved	14.04.2000
02/01734/FUL	Single storey rear/side extension and conservatory	Approved	24.10.2002
02/02154/FUL	Garden room to replace conservatory previously proposed (planning permission 02/01734/FUL)	Approved	09.01.2003
05/01181/FUL	Single storey residential extension to the kitchen area	Approved	31.08.2005
05/01841/FUL	Single storey residential extension to kitchen area new window layout (amendment to approved plan 05/01181/FUL)	Approved	14.12.2005
19/01800/FUL	Proposed dormer to existing loft conversion.	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

Local Planning Guidance  
Essex Design Guide

### **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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 of Ardleigh Road, outside the development boundary of Little Bromley. It serves a detached single storey dwelling constructed of render with a slate roof and brown UPVC windows and doors. The site is a large plot with a gravel driveway accessed from the southern boundary. Outbuildings exist within the site and fencing and hedgerow forms the boundary to the south and west of the site. A public right of way runs adjacent to the west boundary of the site with open countryside beyond.

### **Proposal**

The application proposes a flat roof dormer to the west elevation of the dwelling, to replace 3 no. existing roof lights and to serve the existing loft conversion. The dormer will have a width of 6.4m and will be clad in tiles to match the existing roof with brown windows to match those on the existing dwelling.

### **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 to dwellings 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 development is considered to be of a scale and nature appropriate to the site and the surrounding area. The proposed dormer spans 6.4m across the western roof plane, so whilst it may not be a minor incident in the roof plane, the flat roof nature and depth of only 1.5m make it a less bulky addition that is not considered to represent overdevelopment of the site. Furthermore, the use of matching materials will blend the dormer with the main dwelling allowing the dormer to be less intrusive when viewed from the road and the adjacent public right of way. Overall the development is considered acceptable in design terms and will not have a significant adverse impact on the visual amenity of the countryside location or the street scene.

### Impact on Residential Amenity

The application site has neighbours to the east and across the road to the south, but these are some distance away and do not face onto the development that is situated on the west side of the dwelling. The dormer will face out across open countryside and will not cause any adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring residential property.

### Other Considerations

Little Bromley Parish Council have no objection to this application.

No letters of representation have been 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**

- 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. 02.

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>		NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>		NO