

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	5 <sup>th</sup> Feb 2020
Planning Development Manager authorisation:	AN	10/02/2020
Admin checks / despatch completed	<del>CC</del>	10/02/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	<del>AP</del>	10/2/2020

**Application:** 19/01907/FUL **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mrs Rachel Fletcher - Ardleigh Parish Council

**Address:** Ardleigh Village Hall Station Road Ardleigh

**Development:** Proposed side extension to form accessible WC.

### 1. Town / Parish Council

No comments received

### 2. Consultation Responses

No comments received

### 3. Planning History

01/02126/FUL	Provision of concrete base, erection of new cricket pavillion with verandah	Approved	04.04.2002
93/01178/FUL	Community hall	Approved	11.01.1994
95/01205/FUL	Extension to provide additional function room, vestibule toilet, kitchen and extension to changing rooms and storage facilities	Withdrawn	05.01.1996
96/00634/FUL	Extension to village hall (as alternative to consent TEN/93/1178)	Withdrawn	22.01.1997
97/00653/FUL	Extension to village hall premises, to provide disabled toilet facilities, store room, enlarged changing room and referee's room	Approved	10.09.1997
13/00973/TCA	T2 - Black locust - reduce weight of weak limb by 30%, clear split branches. T4 - Scots pine - remove hung up branches and dead wood. T7 - Black locust - remove dead wood, thin out end weight of weaker limb by 30%. T8 - Horse chestnut - fell. T12 -	Approved	26.09.2013

	Sycamore - remove dead wood and crossing branches. T14 - Oak - remove dead wood. G1 - Leyland cypress x 10 - remove dead conifer. T17 - Oak - reduce crown by 20%, remove dead wood. T19 - Norway maple - reduce weight in weakened fork by 50%, reduce crown by 20%		
13/01140/TCA	T1 - Black Locust - reduce weight by approximately 30%. T19 - Oak - reduce crown by approximately 20%.	Approved	07.11.2013
19/01907/FUL	Proposed side extension to form accessible WC.	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

COM1 Access for All

EN17 Conservation Areas

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

SP1 Presumption in Favour of Sustainable Development

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP2 Community Facilities

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 village hall was constructed in the late 1970's and comprises a two-storey building of functional form finished in a buff brick. The building is approached from the north across the patrons' car park and there is a dominant single storey extension to the east elevation which has a large expanse of tiled roof that faces Station Road.

### **Description of Proposal**

The application proposes a very modest addition to the front right hand corner of the building which comprises a wheelchair-accessible toilet and a new covered entrance. The addition would project approximately 2.5m from the north elevation for a width around 2m. The canopy roof extends a further 1.2m beyond the outer face of the extension to cover an area just under 16sqm. Externally the development would be constructed in materials to match existing.

### **Assessment**

The main planning considerations are:

- Principle of Development;
- Layout, Scale and Appearance;
- Neighbouring Amenities;
- Highway Considerations;
- Conservation Area
- Representations; and,
- Other Considerations.

#### Principle of Development -

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

#### Layout, Scale and 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 siting, scale and external appearance are entirely in accordance with the host building. The modest addition further relates well to the wider site and streetscene in general in terms of its form and design.

#### Amenities of Existing & Future Occupiers -

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 scale of the addition proposed is extremely modest and, in conjunction with ample separation distances to the occupiers of the residential property on the opposite side of the road and commercial premises to the north, the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

#### Highways –

Whilst the proposed canopy roof would extend towards the parking bay closest to the entrance, it is considered that sufficient space would remain following completion of the development to ensure that this space would still be usable.

#### Conservation –

Policy EN17 requires that all development must preserve or enhance the character or appearance of the conservation area. Emerging Policy PPL8 reflects these considerations.

The existing building, which is a late 20<sup>th</sup> Century appearance is mentioned in the Ardleigh Conservation Area appraisal as 'The rather utilitarian Village Hall makes a strong contrast with its rather open frontage giving views to the playing fields behind'. It is considered that the development proposed would not harm the character or appearance of the Conservation Area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage feature as a consequence of siting, scale, proportions or external appearance.

#### Representations –

No representations have been received either from the Parish Council or as a result of the consultation process or the display of the site notice.

### Conclusion

For the reasons set out above, the proposal is considered to represent a sustainable form of development in a location supported by national and local plan policy that will not result in any material environmental or residential harm that warrants refusal of planning permission.

### **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:- AVH-P-01, received 16th December 2019.

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

### **8. Informatives**

Positive & 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?</b>		NO
<b>Are there any third parties to be informed of the decision?</b>		NO