

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	26/02/2020
Planning Development Manager authorisation:	TF	27/02/2020
Admin checks / despatch completed	SB	27/02/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	WNE	27/02/2020

**Application:** 19/01619/FUL **Town / Parish:** Little Clacton Parish Council

**Applicant:** Mr M Speck

**Address:** Hilvic Lodge Road Little Clacton

**Development:** Proposed Extension.

### 1. Town / Parish Council

Little Clacton Parish Council In support of the application

### 2. Consultation Responses

n/a

### 3. Planning History

19/01619/FUL Proposed Extension. 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  
EN1 Landscape Character

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)  
SPL2 Settlement Development Boundaries  
SPL3 Sustainable Design  
PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Proposal**

This application seeks permission for a one and a half storey side extension to a detached bungalow in a rural farm setting outside of any settlement development boundary.

### **Design and Appearance**

The main property is a detached bungalow constructed with a red brick plinth, finished in painted render under a red pantile roof with a conservatory sited on the south western corner. The detached bungalow is one of three residential dwellings which hold an exposed position in the rural landscape near to Little Clacton Lodge and the associated farm buildings. Hilvic is accessed via the rural lane of Lodge Road. The application site has off road car parking in the form of a block paved driveway, with a grassed area in front of the bungalow and a back garden also mainly grassed with low level fencing on the southern side boundary and sparse hedging on the northern boundary.

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Saved Policy HG12 of the Tendring District Local Plan 2007 permits extensions to an existing dwelling outside of Settlement Development Boundaries however the development must satisfy the general criteria set out in Policies QL9 and QL10 and, in addition, that is of a size, scale and height in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting and is well related and in proportion to the original dwelling.

The side extension is considered to be of a poor design that overwhelms the original character and appearance of the detached bungalow. In its current form the detached bungalow of Hilvic with its hipped roof sits well adjacent to the agricultural land and offers a sympathetic end point to the cluster of development surrounding the farm. However the proposed works, notably the excessive width, height and bulk of the proposed extension with a rear flat roof dormer and main roof which forms a gable facing north does not appear as a subservient addition to the bungalow. The extension does not relate well and is not proportionate to the existing dwelling. The ridge height is just 0.2 metres lower than the existing ridge height and although the tiles will match the existing roof the expanse of the roof when viewed from the front of the property will be vast only broken up by three small roof lights. A token hip on the northern elevation aims to mirror the hipped roof of the existing dwelling but fails to contribute positively to the design of the extension.

The scale of the rear flat roof dormer along with the render finish of the dormer cheeks would be highly visible and would result in an incongruous form of development that would result in serious harm to the character of the existing dwelling and the immediate area. The large dormer window positioned highly within the roof slope, close to the ridge is considered poor in design terms and only exacerbates the over-dominance of the roof.

Furthermore, the Essex Design Guide (2005) offers detailed guidance on what is acceptable design in relation to dormers. It states that they should be a minor incident in the roof plane and not over-dominant in their composition. Their purpose should be to light the roof space not gain extra headroom over any great width and they should not be located close to verges or hips.

#### Impact upon Residential Amenity

There is no significant impact in terms of loss of light, privacy or outlook to any neighbouring properties due to the position of the extension adjoining the northern elevation of the existing dwelling adjacent to agricultural fields.

Over 350 square metres of private amenity space would remain following the construction of the proposal which is considered more than adequate and the existing off road parking arrangements will not be affected.

#### Other Considerations

Little Clacton Parish Council supports the application.

No other letters of representation have been received.

#### Conclusion

For the reasons set out above, the scale, size and bulk of the proposed extension together with the design and appearance amounts to a form of development that is considered contrary to national and local policies being harmful to the character and appearance of the local area.

### **6. Recommendation**

Refusal - Full

### **7. Conditions / Reasons for Refusal**

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The National Planning Policy Framework 2018 (NPPF) attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Paragraph 127 states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history including the surrounding built environment and landscaping setting. Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

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The side extension is considered to be of a poor design that overwhelms the original character and appearance of the detached bungalow. In its current form the detached bungalow of Hilvic with its hipped roof sits well adjacent to the agricultural land and offers a sympathetic end point to the cluster of development surrounding the farm. However the proposed works, notably the excessive width, height and bulk of the proposed extension with a rear flat roof dormer and main roof which forms a gable facing north does not appear as a subservient addition to the bungalow. The extension does not relate well and is not proportionate to the existing dwelling. The ridge height is just 0.2 metres lower than the existing ridge height and although the tiles will match the existing roof the expanse of the roof when viewed from the front of the property will be vast only broken up by three small roof lights. A token hip on the northern elevation aims to mirror the hipped roof of the existing dwelling but fails to contribute positively to the design of the extension.

The scale of the rear flat roof dormer along with the render finish of the dormer cheeks would be highly visible and would result in an incongruous form of development that would result in serious harm to the character of the existing dwelling and the immediate area. The large dormer window positioned highly within the roof slope, close to the ridge is considered poor in design terms and only exacerbates the over-dominance of the roof.

For the reasons set out above, the poor design and scale of the proposed extension and use of incompatible materials on the rear flat roof dormer together with the over-dominant nature of the roof will result in an unacceptable and unduly prominent form of development to the serious detriment of visual amenity and the character of the area. The proposal is therefore contrary to the aims and aspirations of the afore-mentioned policies and guidance.

## 8. Informatives

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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