

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	18/05/2020
Planning Development Manager authorisation:	TF	18/05/2020
Admin checks / despatch completed	CC	18/05/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	18/05/2020

Application: 20/00426/FUL **Town / Parish:** Great Bromley Parish Council
Applicant: Mr William Scarlett
Address: 2 Peace Cottages Badley Hall Road Great Bromley
Development: Proposed extension to side and rear.

1. Town / Parish Council

Great Bromley Parish Council
14.05.2020

No objection to this application.

2. Consultation Responses

n/a

3. Planning History

20/00426/FUL Proposed extension to side and rear. 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

HG9 Private Amenity Space

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for a two storey side extension and single storey side and rear extensions to a semi-detached house in Great Bromley located outside of any settlement development boundary.

Design and Appearance

2 Peace Cottages forms one of a pair of semi-detached cottages with an almost identical pair next door set on large, open, spacious plots in this rural lane location. 4 Peace Cottages has been previously extended by way of a two storey extension to the side and rear confirming evidence of modernisation of the cottages.

The proposed two storey extension at 2 Peace Cottages will be set back from the existing front elevation by 1.1 metres with a lower ridge height than the existing. The porch canopy which spans the width of the two storey element is set back by 0.10 metres. The proposed single storey side element is level with the front of the two storey extension at the front with a mono pitch roof which concludes this side extension. The single storey extension at the rear spans the width of the existing house and the two storey side extension but projects no further than the existing single storey element at the rear and which is level with the house at 1 Peace Cottages.

The two storey and single storey side extensions as well as the porch will have slate roofing which matches the existing dwelling. The rear extension roof will be finished in zinc to give it a modern appearance. The two storey extension will be finished in natural oak weatherboard at ground floor and render at first floor, the render will match the existing dwelling. The single storey extensions will also be finished in the natural oak weatherboarding which offers the use of traditional materials in this rural location.

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 it 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. In this case the proposals sit comfortably within the application site and respect the existing cottages in this setting ensuring its acceptability in this regard.

The design and scale of the proposal is acceptable and would result in no material harm to visual amenity.

Impact upon Residential Amenity

The two storey extension is a distance of 7.15 metres from the north eastern side boundary shared with 3 Peace Cottages. The single storey rear extension will be built to the south western side boundary as per the existing single storey element to the rear and will not project further in depth than the existing house at 1 Peace Cottages. Due to the circumstances above there will be no significant impact to the neighbouring properties in terms of loss of light, loss of privacy or overlooking.

There are no first floor windows on the proposed side elevation. The windows at first floor on the front and rear elevations serve a bedroom, dressing room and en-suite.

Ample garden space of more than 500 square metres remains at 2 Peace Cottages. The off road car parking provision remains available in the form of the existing driveway in front of the house.

Other Considerations

Great Bromley Parish Council has no objection to the application.

One letter of support has been received from an immediate neighbour confirming that the updating of the cottage would enhance the local area.

Conclusion

In the absence of 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 plans: WJS-2PC-001 Rev 01, WJS-2PC-002 Rev 01, WJS-2PC-003 Rev 02, WJS-2PC-004 Rev 02, WJS-2PC-005 Rev 02, WJS-2PC-006 Rev 01 and WJS-2PC-007 Rev 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.

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