

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	22/07/2020
Planning Development Manager authorisation:	SCE	22.07.2020
Admin checks / despatch completed	CC	23.07.2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	23/07/2020

Application: 20/00665/FUL **Town / Parish:** Bradfield Parish Council

Applicant: Mr and Mrs Sheridan

Address: Thatched Cottage Barrack Street Bradfield

Development: Proposed new extension and internal alterations.

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

77/00673/FUL	Two additional ground floor rooms	Approved	02.08.1977
12/60090/HOUEN Q	Replacement of existing asbestos garage with wooden garage or same dimensions		28.02.2012
20/00665/FUL	Proposed new extension and internal alterations.	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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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, with further hearing sessions in January 2020. The Inspector issued his findings in respect of the legal compliance and soundness of the Section 1 Plan in May 2020. He confirmed that the plan was legally compliant and that the housing and employment targets for each of the North Essex Authorities, including Tendring, were sound. However, he has recommended that for the plan to proceed to adoption, modifications will be required – including the removal of two of the three Garden Communities ‘Garden Communities’ proposed along the A120 (to the West of Braintree and on the Colchester/Braintree Border) that were designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033.

The three North Essex Authorities are currently considering the Inspector’s advice and the implications of such modifications with a view to agreeing a way forward for the Local Plan. With the Local Plan requiring modifications which, in due course, will be the subject of consultation on their own right, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications – increasing with each stage of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will progress once modifications to the Section 1 have been consulted upon and agreed by the Inspector. 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

The application seeks permission for a single storey rear extension following demolition of the existing conservatory, the proposal also includes a new side door canopy, render and timber cladding of the existing single storey element with the inclusion of a new roof light. The detached cottage is situated within the development boundary of Bradfield.

Design and Appearance

The proposal will be sited at the rear of the dwelling and will adjoin the existing single storey element of the cottage that projects from the south eastern elevation of the main cottage and which will replace the existing conservatory. The rear extension will have a traditional pitched roof finished in pan tiles. The extension will be finished in render on the southern elevation. The existing southern elevation will also be newly rendered to offer a renewed finish which will match the existing dwelling. The northern elevation will be mainly glazed with sections of vertical timber cladding to give a contemporary appearance on the section that is not publically visible, in addition a roof light will be inserted into the northern roof slope. The extension will be partially visible when travelling in a north westerly direction along Barrack Street, however given its set back nature it will not have a significant impact on the street scene. The existing timber porch which serves the main entrance is tired looking and will be renewed with a smaller canopy more in keeping with the cottage. The proposal is of a size and scale which is in keeping with the existing dwelling.

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

Impact on Neighbouring Properties

Due to the proposed siting of the rear extension next to the detached garage of the neighbouring property of Lin Bards and given the new extension replaces an existing structure it is not considered to have any material adverse impact to loss of privacy, loss of light or outlook to the neighbouring properties of Lin Bards or Two Boots.

There will be no change to the off road parking provision at the property and over 300 metres of private amenity space remains which is considered more than adequate.

Other Considerations

No letters of representation have been received.

Conclusion

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 plans: Drawing number. 04 Revision: PL1.

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