

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	17 th August 20
Planning Development Manager authorisation:	AN	18/08/2020
Admin checks / despatch completed	CC	18/08/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	18/08/2020

Application: 20/00792/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Mr Paul Willey

Address: Chatsworth Frating Road Great Bromley

Development: Proposed single storey rear extension, garage roof conversion including new front elevation dormer window as well as additional internal alterations and repairs.

1. Town / Parish Council

Great Bromley Parish
Council
13.08.2020

Great Bromley Parish Council had no objection to the application.

2. Consultation Responses

No comments received.

3. Planning History

20/00792/FUL Proposed single storey rear extension, garage roof conversion including new front elevation dormer window as well as additional internal alterations and repairs. 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

TR7 Vehicle Parking at New Development

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is a late twentieth century detached dwelling which sits forward and centre of a large L-shaped plot. Externally it is of a mock-Georgian appearance, having uniform sash-effect windows and entrance demarked with a porch canopy supported on pillars. The property has a single-storey integral garage and a large expanse of hard standing accessed by way of a set of imposing entrance gates.

Description of Proposal

The application comprises two elements; the construction of a single-storey rear extension and the addition of a front dormer in the forward-plane of the garage roof.

The extension would replace the existing rear conservatory and occupy [almost] the full width of the rear elevation, encompassing the existing rear of the garage which is currently used as a breakfast/utility room. The extension incorporates a feature bay window which adds an additional 0.9m to the predominant depth of 4m. The extension would be approximately 3.2m high to a flat roof – the flat roof contains a central glazed lantern which adds a further 0.5m to its height. Externally the extension would be constructed in materials which match the host dwelling. The resultant floorspace would provide an open-plan family/breakfast/enlarged kitchen and the space to the rear of the garage would be a utility room/boot room.

The dormer would be sited relatively centrally within the roof-slope and sited some way back from the eaves; it would be approximately 1.8m wide. Externally the roof tiles would match the host dwelling and the dormer cheeks would be finished in a contrasting white weatherboarding. The resultant floorspace would provide a walk-in wardrobe/dressing area/en-suite for the master bedroom.

Principle

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

Design & 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 main extension is sited at the rear of the existing dwelling and will not be seen from Frating Road which ensures there will be no significant impact to the street scene. The rear extension will be constructed externally in matching materials and is of a scale and appearance which entirely respects the host dwelling. Whilst the dormer would be highly visible in the streetscene this is of a scale and appearance which is very much subservient to the roof plane and is of similar appearance to the existing forward-facing dormer at the adjacent 'Lanner' to the left of the application site. Overall the developments relate well to both the host dwelling and wider streetscene in general.

Impact to Neighbouring Amenities

The NPPF, at paragraph 127 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 proposed rear extension extends beyond the rear of the existing garage by approximately 2.7m; separation between the extension and the adjacent neighbour to the north are in excess of 12m and to the southerly neighbour in excess of 4m. For these reasons the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway Issues

Paragraph 108 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. Saved Policy QL10 of the adopted Tendring District Local Plan 2007 states that planning permission will only be granted, if amongst other things, access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate. These objectives are supported by emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

The proposed extension do not generate any additional need for parking, nor diminish the existing parking provision.

Representations

One letter of support has been received from the neighbouring dwelling to the south

The Parish Council has no objection to the proposal.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Approval

- 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: 20.01.P2 and 20.01.P3 received 22nd June 2020.

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?		NO
Are there any third parties to be informed of the decision?		NO