

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	14/01/2021
Planning Development Manager authorisation:	SCE	19.01.2021
Admin checks / despatch completed	ER	20.01.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	20.01.2021

**Application:** 20/01732/FUL **Town / Parish:** Bradfield Parish Council

**Applicant:** Olivia English

**Address:** Hawthorn The Street Bradfield

**Development:** Proposed front extension and dormer above existing roof slope and rear single storey extension.

### 1. Town / Parish Council

Bradfield Parish Council      No comments

### 2. Consultation Responses

Not applicable

### 3. Planning History

14/01011/HHPNOT	Rear extension 5.2m deep and 3.1m high.	Prior Approval Not Required	15.08.2014
20/00312/FUL	Proposed front porch, front dormer and rear outbuilding/studio.	Approved	29.04.2020
20/01732/FUL	Proposed front extension and dormer above existing roof slope and rear single storey 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

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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

SPL3 Sustainable Design

Local Planning Guidance

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10<sup>th</sup> December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council is now making arrangements to formally adopt Section 1 of the Local Plan in its modified state and this is expected to be confirmed at the meeting of Full Council on 26<sup>th</sup> January 2021 – at which point will become part of the development plan and will carry full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan. In the interim, the modified policies in the Section 1 Local Plan, including the confirmed housing requirement, can be given significant weight in decision making owing to their advancement through the final stages of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) is now expected to proceed in 2021 and two Inspectors have already been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

## **5. Officer Appraisal (including Site Description and Proposal)**

### **Application Site**

The application site comprises of a two storey detached dwelling with front porch. Sited to the front of the main house is an existing driveway and vehicular access along with planting along the front boundary. Sited to the rear is an existing garden area with fencing positioned along each neighbouring boundary.

### **Proposal**

This application seeks permission for proposed;

- Front Extension
- Front Dormer Window
- Rear Single Storey Extension

### **Background**

Upon initial receipt of the application the proposed plans showed that the new dormer window would be finished in render this has since been amended to show the use of cladding which is considered better in keeping with the main house.

The position of the dormer window has been amended so that it is more central the ground floor window.

Whilst it was suggested the eaves height should be amended of the dormer window to be in-line with that on the new forward gable this has not been changed however there are other properties within the area which comprise of dormer windows varying in position on their front elevations and therefore this would not be so significant to refuse planning permission upon.

The initial plans showed a small circular window which has since been removed from the plans.

## Assessment

### Design and Appearance

The area is characterised by detached dwellings varying in size and design. Many of these dwellings are set back from their front boundaries with forward facing gable end features and dormer windows. These nearby houses also vary in materials and colour with the only consistency between sites being that houses are set on large plots and set back from the road.

The proposed front extension to the existing dwelling will be a noticeable change to the appearance of the house within the streetscene. Whilst it will effectively change the character of the dwelling many other sites within the nearby vicinity currently benefit from forward facing gables and therefore this change is considered to be in line with the character of the area. The proposed extension will also be lower in height compared to the main house and is of a design which is appropriate to the main house. This element of the proposal will be finished in brick which will differ from the primarily boarded front elevation of the house however as the existing house has exposed brick along its side elevations and other properties in the area also have been constructed from brick it is considered the use of such in this instance would be acceptable. Furthermore it would break up the expanse of weatherboarding currently in use on the existing house creating a visually positive feature to the dwelling.

The introduction of a dormer window will be publicly visible within the streetscene however will be consistent with other houses in the area. The size of the dormer is appropriate to the main house which is also set back and will aid in reducing its prominence. The proposed dormer window will be finished in cladding which will match that already on the existing house.

The proposed rear extension will be sited behind the main dwelling and due to the space between houses will have some elements which are publicly visible. Due to the set back of the proposal any views of the rear extension will be minimal and will not result in a harmful impact to the character of the dwelling and streetscene. The front elevation of the house has primarily been finished in white cladding with the side elevations being constructed from brick and as a result of the dwellings positioning on its plot these brick elements are publicly visible within The Street. The use of brick to the proposed rear extension would therefore not be out of keeping with the main house.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

### Highway Safety

The Essex County Council Parking Standards states that where a dwelling comprises of two or more bedrooms that 2 no. parking spaces should be retained at the site measuring 5.5m by 2.9m per space.

The proposed front extension will protrude onto the existing driveway currently used for parking however as the land to the front of the house is large enough to accommodate the proposal and the parking of two vehicles in line with the aforementioned standards it is considered not to contravene highway safety.

### Impact on Neighbours

The proposed front extension is considered to be of a suitable distance away from each of the neighbouring boundaries as to not result in a significant loss of residential amenities.

The proposed dormer window will be sited to the front elevation and as a result of its siting will not result in a loss of residential amenities to the neighbouring sites.

The proposed rear extension will be sited a minimum of 5m from the neighbouring property to the north "Tintagel" and will be largely screened by the existing boundary fencing. Whilst there are

openings sited along the side elevation facing this neighbour due to the distance from the boundary any views of this neighbour's garden are likely to be minimal. It is therefore considered that there would not be a significant loss of residential amenities to this neighbour.

Due to its design and siting the proposal will be visible to the dwelling to the south known as Orchard House. This neighbouring dwelling is orientated slightly away from the host dwelling and also has boundary fencing which will aid in screening the proposal. As a result of the positioning of the dwellings on their plots and the small scale nature of the proposed rear extension as well as partial screening by way of existing fencing; the proposal would not result in a loss of residential amenities to this neighbour. Furthermore the proposal will be sited more than 1m away from this neighbouring boundary.

#### Other Considerations

Bradfield Parish Council have not objected to the proposal. No further letters of representation have been received.

#### Conclusion

In the absence of material harm resulting from the proposal 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 plan: Amended Plans - 103 and 104.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.