

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/01/2021
Planning Development Manager authorisation:	AN	04/02/2021
Admin checks / despatch completed	DB	04/02/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	04/02/2021

Application: 20/01730/FUL **Town / Parish:** Wrabness Parish Council

Applicant: Mr and Mrs Hall

Address: Holbrook View Rectory Road Wrabness

Development: Demolition of side extension and addition of side and rear extensions to existing house.

1. Town / Parish Council

Wrabness Parish Council No objection to the application
21.01.2021 .

2. Consultation Responses

Not applicable

3. Planning History

00/00333/FUL	Detached garage	Approved	20.04.2000
97/00094/FUL	(Black Boy Public House, Wrabness) Change of use from public house to single private residential dwelling home	Approved	04.03.1997
04/02088/OUT	Detached bungalow (rear of Holbrook View)	Refused	10.12.2004
05/00206/OUT	Proposed detached bungalow (rear of Holbrook View)	Refused	30.03.2005
20/01730/FUL	Demolition of side extension and addition of side and rear extensions to existing house.	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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th 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 26th 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 dwelling comprises of a large two storey detached dwelling and adjacent double garage. The dwelling is located on a corner plot with its front elevation facing Rectory Road and its side elevation facing Black Boy Lane. The dwelling has been finished in render with a brick side extension.

The property received planning permission under reference number 97/00094/FUL for the conversion of a public house to a residential dwelling.

Proposal

This application seeks permission for the erection of a side extension and rear extensions to the house.

Assessment

Design and Appearance

The proposed side extension will be visible from Rectory Road and Black Boy Lane and will replace the existing brick extension currently at the site. Whilst this will be a noticeable change to the existing house the proposal is of a single storey scale which will be finished in materials which match the host dwelling and will prevent it from having a harmful impact to the appearance of the dwelling and streetscene. The proposal will also be slightly set in from each boundary to further reduce its prominence. It is also thought that replacement of the existing extension with one of this design would be more visually appealing within the streetscene.

The initial plans show that the proposed side extension will have a different eaves height to the main dwelling. Whilst amendments have been requested to change these so that eaves heights between the proposal and existing house are consistent it has been not able for the agent to achieve this due to the technicality of the existing dwelling and the use of roof tiles. Whilst the

eaves height will differ the proposal will still sit appropriately at the site and this element will not result in a harmful impact to the appearance of the dwelling or area.

Due to the sites corner plot location elements of the proposed rear extension will be visible from Black Boy Lane however these views will be minimal due to their single storey nature and set back and would not have a detrimental impact on the appearance of the dwelling or streetscene. Furthermore the proposed rear extension will be finished in materials which are consistent with the host dwelling.

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

Impact on Neighbours

The proposed side extension will be a suitable distance away from neighbouring properties and will not result in a loss of residential amenities to them.

The proposed rear extensions are of a suitable size and siting off of neighbouring boundaries and will therefore not result in a significant loss of neighbouring amenities to the adjacent dwellings.

It is noted that the proposed rear openings on the rear extension may have the potential to achieve views of the neighbours garden at Hideaway however due to the single storey nature of the proposal these views will be minimal and will not result in such a significant loss of privacy to this neighbour.

Other Considerations

Wrabness Parish Council have no objections 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: 04C, 5D and 1B.

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.