

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	29/01/2021
Planning Development Manager authorisation:	SCE	02.02.2021
Admin checks / despatch completed	ER	03.02.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	03.02.2021

Application: 20/01779/FUL **Town / Parish:** Ardleigh Parish Council

Applicant: Mr and Mrs Wood

Address: Royston Waterhouse Lane Ardleigh

Development: Erection of front porch, cladding to exterior of older part of the dwelling house, replacement front windows and replacement render to previous extension.

1. Town / Parish Council

Ardleigh Parish Council

12.01.2021

No objection.

2. Consultation Responses

Not Applicable

3. Planning History

03/01301/FUL	Side and rear two storey extension	Approved	19.08.2003
77/01060/FUL	Conservatory	Approved	19.10.1977
75/00903/FUL	Single storey extn alterations and renovations	Approved	04.09.1975
80/00858/FUL	First floor bedroom/bathroom extn	Approved	09.07.1980
20/01779/FUL	Erection of front porch, cladding to exterior of older part of the dwelling house, replacement front windows and replacement render to previous 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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 site comprises of a two storey semi-detached dwelling. The host dwelling has been finished in a pink render with an adjacent driveway and vehicular access.

The existing house benefits from a recent two storey side extension which was approved under planning permission 03/01301/FUL. The two storey side extension was also finished in pink render to match the existing house.

Upon initial receipt of the application the plans showed that the render to the existing extension and new porch would be a white colour. This proposed colour was considered too much of a contrast to the main house which would appear harmfully within the streetscene. It was suggested that the proposed render on the extension and porch should match the colour of the proposed cladding (grey), following these negotiations amended plans have been received showing this change.

Proposal

This application seeks permission for;

- Erection of front porch
- Change from render to cladding on original part of house
- Change of colour of render to remainder of house.

Assessment

Design and Appearance

The area is characterised by a mixture of single storey and two storey detached and semi-detached properties varying in design and materials. A number of these surrounding dwellings also benefit from existing porches differing in design and size.

The proposal will be sited to the front and will be a noticeable addition and change to the main house. Whilst publicly visible all of the elements will be set back from the front of the site to reduce their prominence within the streetscene.

The original dwelling will be finished in "Pearl Grey" hardi plank whilst the previously constructed two storey extension will be retained in render with a change in colour from pink to grey. The proposed porch will also be finished in grey render to match this extension.

The change of materials and colour will result in a change to the overall character of the dwelling however as a result of the mixture of materials which are present within the vicinity, the proposal would not appear harmfully within the streetscene. The surrounding area also comprises of dwellings with porches to their frontages varying in design and size and therefore the addition of a front porch would not be out of keeping within the area. It is also noted that the contrast in materials between the different elements of the building is considered to be a positive change to the overall appearance of the main house breaking up the expanse of render currently in situ.

The alterations are of a size and scale which are appropriate to the main house and will not over dominate the existing dwelling.

The site is situated outside the housing settlement limits however as the proposal will be in keeping with the existing character of the dwelling and will not harm the character of the surrounding area the proposal meets Policy HG12 of the Adopted Local Plan 2007.

In conclusion whilst the proposal is likely to result in a change to the appearance of the dwelling it is clear that consideration has been taken to ensure that they are in keeping with the main house and will not detract from the appearance of the area.

Highway Safety

As the proposed porch will be sited to the front of the site it will take up some of the land which could potentially be used for the parking of vehicles. The Essex County Council Parking Standards states that where a property comprises of two or more bedrooms that 2no. parking spaces should be retained at the site measuring 2.9m by 5.5m each. The dwelling is set back from the front of the site and has an area to the side of the dwelling which is considered a large enough size to comply with the aforementioned standards.

The proposal will therefore not result in a harmful impact in terms of highway safety.

Impact on Neighbours

As a result of the proposals small scale nature and siting away from the neighbouring boundaries it is considered that the change of materials and new porch would not result in a loss of residential amenities to the neighbouring properties.

Other Considerations

Ardleigh 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 proposed 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 plan: 01 Revision B.

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