

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	22/02/2021
Planning Development Manager authorisation:	SCE	23.02.2021
Admin checks / despatch completed	CC	23.02.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	23.02.2021

Application: 20/01776/FUL **Town / Parish:** Wrabness Parish Council

Applicant: Mark and Beverley Griggs

Address: Newlands Primrose Hill Wrabness

Development: Single storey rear extension, 5m depth and 3.1m height.

1. Town / Parish Council

Wrabness Parish Council No Objection
19.02.2021 .

2. Consultation Responses

Not Applicable

3. Planning History

07/00694/FUL	First floor rear extension and new pitched roof to rear porch and conservatory.	Approved	21.06.2007
20/01776/FUL	Single storey rear extension, 5m depth and 3.1m height.	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

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

PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

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 has now formally adopt Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have 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 with an adjacent driveway and cartlodge. Sited to the rear is a patio and garden area. The existing dwelling benefits from an existing conservatory and porch to the rear with minimal fencing and planting along the neighbouring boundary.

Proposal

Single storey rear extension, 5m depth and 3.1m height.

The proposal was originally submitted under the Householder Prior Notification Scheme however as the proposal will extend off of an existing extension on the house the depth of the proposal will exceed the 6m allowance provided under permitted development and full planning permission is required. The proposal will also be completed in materials which differ from the existing house.

Amended application forms and information has since been received so that the proposal can be assessed as such.

Assessment

Design and Appearance

The proposal will be sited predominantly to the rear however as the side elevation of the host dwelling is noticeable within the streetscene there will be some minor views of the extension from Primrose Hill. As the extension will be set back from the front of the site any views achieved from Primrose Hill will be minimal and will not have a harmful impact to the appearance of the dwelling or streetscene.

The proposal is of a single storey nature which is appropriate to the main house. The depth of the proposal is quite sizeable however it will have minimal effect on the existing streetscene and appearance of the house due to its siting and screening by way of the host dwelling and is therefore considered acceptable.

The existing house is finished in white render and the proposal will be finished in hardi plank which will be anthracite grey. Whilst the use of such is not consistent with the existing house as a result of minimal views which are achieved from Primrose Hill the use of this material would not result in a harmful impact to the appearance of the house or streetscene. It is also noted that other dwellings in the area comprise of an array of different materials.

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

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.

Impact on Neighbours

There are no neighbouring properties to the north of the site.

The single storey nature and orientation of the sites will prevent the proposal from resulting in a significant loss of light to the neighbour to the south known as "Rose Cottage." The proposal will also not result in a loss of privacy to this neighbour as there are no windows proposed along its side elevation.

It is noted that Rose Cottage has two openings which currently face onto their existing courtyard area, one of which serves a dining room and the other the utility area. This neighbouring site also has much of its own private amenity land situated to the side of the house. This neighbour's kitchen window is served by another window on the side elevation of the house facing away from the proposal. The proposed extension will be visible to this neighbour as a result of its depth and minimal boundary treatment currently in situ. Whilst the proposal will result in some loss of outlook to this neighbour as a result of its single storey design and as the windows most affected are not primary living areas which are also served by another window to the other side elevation the loss of outlook in this instance would not be so significant to refuse planning permission upon.

Furthermore it is noted that a 2m high fence could be erected between the two sites which would screen most of the proposal.

Other Considerations

Wrabness Parish Council have no objection to the proposal. There have been no letters of representation 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: 0296/PD/03, 0296/PD/04 Rev A and 0296/PD/06.

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.