

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	04/03/2021
Planning Development Manager authorisation:	SCE	05.03.2021
Admin checks / despatch completed	CC	08.03.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	08.03.2021

Application: 21/00132/FUL **Town / Parish:** Bradfield Parish Council

Applicant: Mark Newson

Address: Glendoveer Wix Road Bradfield

Development: Proposed two storey rear extension with remodelling of front elevation.

1. Town / Parish Council

Bradfield Parish Council No Objection

2. Consultation Responses

Essex County Council
Heritage
22.02.2021

Built Heritage Advice pertaining to an application for: Proposed two storey rear extension with remodelling of front elevation.

The application concerns the following Grade II listed buildings located adjacent and immediately opposite the development site respectively:

- The Thatched Cottage (List UID: 1254113)
- The Brambles (List UID: 1254112)

The proposed rear extension is not subservient to the existing house and it is recommended that the rear roof be lowered to match the subservience of the front gable in its height.

I am unopposed to this application.

3. Planning History

TRE/12/93	T.1 - Willow	Current	04.06.1993
TRE/16/93	Willow	Current	15.07.1993
TRE/97/6	Reduce Willow by 40%	Current	19.03.1997
01/01596/FUL	Renewal of planning permission for use of garden shed as office	Approved	22.10.2001
01/01783/FUL	To erect garden shed to accommodate garden tools, children's toys etc.	Approved	20.12.2001

95/01105/FUL	(Glendoveer, Wix Road, Bradfield) Change of use from garden shed/summer house to business office for telephone sales	Approved	31.10.1995
98/01120/FUL	Change of use from garden shed/summer house to business office for telephone sales (Renewal of consent TEN/95/1105)	Approved	01.10.1998
02/01743/FUL	First floor front extension and porch	Approved	29.10.2002
02/01815/TPO	Cut down one Poplar tree	Approved	31.10.2002
06/01683/FUL	Variation of Condition 01 of 01/01596/FUL to continue use of outbuilding as an office in perpetuity.	Approved	04.12.2006
21/00132/FUL	Proposed two storey rear extension with remodelling of front elevation.	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

EN23 Development Within the Proximity of a Listed Building

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

SPL3 Sustainable Design

PPL9 Listed Buildings

Local Planning Guidance

Essex Design Guide

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 detached dwelling which is set back from the highway. Sited to the front of the existing dwelling is a large area to the front used for parking with vehicular access and gate, fencing and planting. The application dwelling also comprises of a large rear garden with some outbuildings.

Proposal

This application seeks permission for a proposed two storey rear extension with remodelling of front elevation.

The initial application showed that the front alterations would include an element of boarding. It was considered this was an unnecessary detail which would look out of keeping with the existing rendered dwelling. This element has since been removed and amended plans have been received reflecting this.

Assessment

Design and Appearance

Two storey rear extension

The proposal is of a size and scale appropriate to the existing house and will be finished in materials which are consistent with the host dwelling.

The plans also show that there will be a small section of boarding to the rear which is not consistent with the host dwelling however as this element is sited to the rear the introduction of such would not be visible from the streetscene.

Whilst there are likely to be views of the proposal from Wix Road due to the open spaces between houses the existing dwelling is significantly set back and therefore any views achieved will be minimal and will not be detrimental to the overall character and appearance of the existing house and streetscene.

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

Remodelling of front elevation

The proposed front alterations include minor changes to the first floor windows and ground floor porch along with the change of materials from brick to render on one of the single storey elements. As a result of their siting on the front elevation these changes will be publicly visible however due

to their minor nature and significant set back from the front of the site would not result in an adverse impact to the appearance of the existing house or streetscene.

The alterations to the front are of an appropriate size to the existing house and the render used will match that of the existing dwellings. A small area of dark render will be used to the porch not consistent with the host dwelling however due to the significant set back of the house this would not have a detrimental impact to the appearance of the house or locale.

Protected Trees

The Council's Tree and Landscape Officer has been consulted as there is a protected tree at the site and has confirmed that the proposed development will not adversely affect any significant trees or other important vegetation situated within the curtilage of the application site. The proposal will be a suitable distance away from the protected tree.

Impact on Listed Building

Sited to the east of the site is "Thatched Cottage" which is a grade II listed building. The proposed remodelling works due to their small nature will not result in a significant impact to any views of this listed building.

The proposed two storey extension is stepped in from the boundary shared with this neighbour by approximately 6.27m and is sited predominantly to the rear meaning that any views achieved of the proposal when viewing this nearby listed building would be minimal and would not result in a harmful impact to this neighbour's setting or character.

It is also noted that the site opposite the application dwelling "The Brambles" is also grade II listed however as the proposal will be sufficient distance away from this nearby house it would not result in impact to its setting or character.

The Essex County Council Heritage team have been consulted as part of the application and have not raised an objection however they have recommended that the proposed rear extension is lowered in height to allow it to appear as a subservient addition. However it is considered that this amendment is not necessary due to the minimal impact which the proposal will have on the streetscene and appearance of nearby listed buildings.

Impact on Neighbours

The proposed remodelling of the front elevation comprises of minor changes which due to their nature and siting will not result in a loss of residential amenities to the neighbouring sites. The proposed two storey extension will be set 6.27m off of the shared with the neighbour to the south and whilst visible to this neighbour as a result of this distance would not result in a significant impact in terms of loss of light, outlook or privacy. It is also noted that the shared boundary comprises of vast hedging which will aid in screening much of the proposal.

The proposal will be sited approximately 1.1m off of the shared boundary with 10 Wix Road with part of it being screened by the existing planting however as a result of its height and depth the new extension will result in a loss of light and outlook to this neighbour. In order to ascertain the level of light which is lost to this neighbour the Essex Design Guides Sunlight/ Daylight calculations have been applied to the plans. The 45 degree line in elevation would strike through the centre of this neighbour's rear kitchen window however in plan would not. The loss of light in this instance is not so significant to refuse planning permission upon.

It is noted that the neighbouring dwelling of 10 Wix Road is set off of its boundary by 1.9m, this means that the proposal will be sited a total of 3m away from the neighbouring dwelling itself. This neighbour's nearest window serves the kitchen and currently has views of the vast hedging sited along the boundary. As a result of the proposal's distance away from this neighbouring house and partial screening any loss of outlook is considered not so significant to refuse planning permission upon.

The proposal will result in a loss of outlook and light to the windows along the side elevation of 10 Wix Road. Due to their positioning they currently look onto the side of the application dwelling receiving little light and outlook at present and therefore the impact of such would be unreasonable grounds to refuse planning permission upon.

Two new windows are proposed at first floor level resulting in overlooking to the neighbours gardens, as these sites are already overlooked by the host and neighbouring dwellings it is considered that any loss of privacy experienced in this case would not be significant grounds for refusal of the application.

Other Consideration

Bradfield Parish Council have not objected 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: 051, 103, 104 and 105.

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.