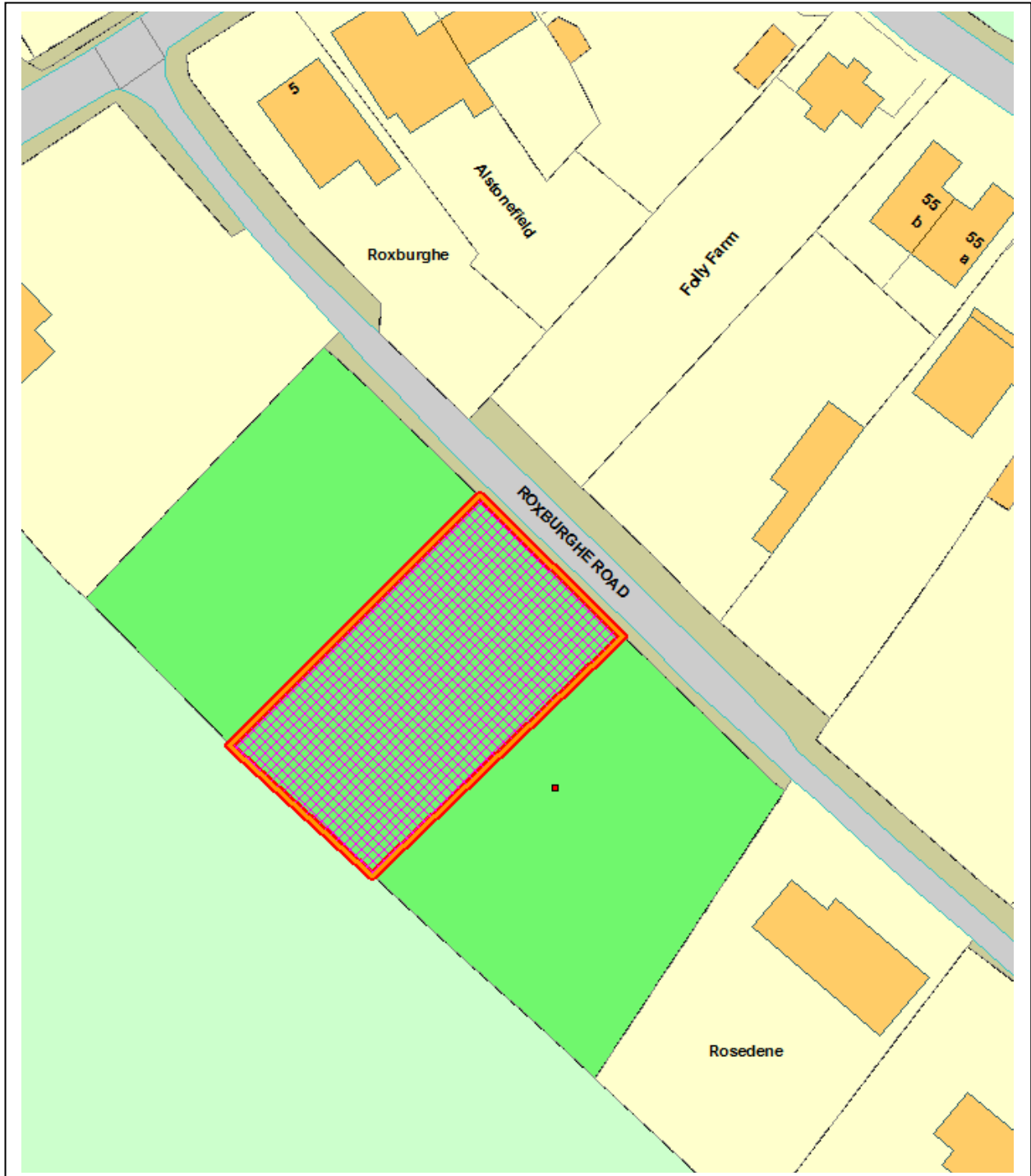


PLANNING COMMITTEE

4TH JANUARY 2017

REPORT OF THE HEAD OF PLANNING

A.6 PLANNING APPLICATION - 16/01632/DETAIL - LAND ADJACENT TO ROSEDENE, ROXBURGHE ROAD, WEELEY, CO16 9DU



DO NOT SCALE

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Application:	16/01632/DETAIL	Town / Parish: Weeley Parish Council
Applicant:	Mr R Hart	
Address:	Land adjacent to Rosedene (Plot 2), Roxburghe Road, Weeley, CO16 9DU	
Development:	Reserved matters application following outline planning approval 13/00897/OUT - Construction of 2 storey house on plot 2.	

1. Executive Summary

- 1.1 Outline planning permission (all matters reserved) was granted at Planning Committee in October 2013 for three dwellings under 13/00897/OUT. The current application for reserved matters approval relates only to Plot two.
- 1.2 In accordance with Members' request the current application is before Members seeking consent with regard to the reserved matters of scale, layout, appearance, access and landscaping.
- 1.3 The site lies outside the defined settlement boundary of the saved Local Plan but within the settlement boundary of the draft Local Plan. The principle of residential development has been accepted by the granting of outline planning permission.
- 1.4 The site is accessed from Roxburghe Road which is an unmade private road off Bentley Road. The side boundaries of the plot are currently open in nature. The dwelling on plot 1 to the north-west of the site is nearing completion. The detailed application for Plot 3 to the south-east was approved by members in October 2016.
- 1.5 The design, siting and scale of the proposed dwelling is considered acceptable with no material harm to visual or residential amenity, or highway safety. The application is therefore recommended for approval.

Recommendation: Approve

Conditions:

1. Development to be carried out strictly in accordance with submitted plans
2. Details of hard and soft landscaping to include boundary treatments
3. Parking and turning to be provided prior to occupation and retained thereafter
4. Approval of Materials

2. Planning Policy

National Policy

National Planning Policy Framework (2012)

The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development and to

promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Local Plan Policy

Tendring District Local Plan (2007)

- QL1 Spatial Strategy
- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- EN1 Landscape Character
- HG9 Private Amenity Space
- TR1a Development Affecting Highways
- TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016)

- SPL1 Managing Growth
- SPL2 Settlement Development Boundaries
- SPL3 Sustainable Design
- LP3 Housing Density and Standards
- LP4 Housing Layout
- PPL3 The Rural Landscape
- PPL4 Biodiversity and Geodiversity
- CP1 Sustainable Transport and Accessibility

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF 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 216 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 14th July 2016, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document. As this plan is currently at an early stage of preparation, some of its policies can only be given limited weight in the determination of planning applications, but the weight to be given to emerging policies will increase as the plan progresses through the later stages of the process. Where emerging policies are particularly relevant to a planning

application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

3. Relevant Planning History

91/00843/FUL	Erection of chalet bungalow.	Approved	14.08.1991
93/00058/OUT	(Land at Eastdene, Roxburghe Road, Weeley) Residential development for one dwelling (part renewal of outline planning permission TEN/1281/89)	Approved	09.03.1993
94/00847/FUL	(Land at Eastdene, Roxburgh Road, Weeley) One dwelling with garage	Approved	04.10.1994
96/01564/OUT	One detached dwelling	Refused	21.01.1997
03/00375/OUT	Single dwelling house and double garage	Refused	24.04.2003
13/00542/OUT	Construction of 4 two storey houses.	Approved	
13/00897/OUT	Construction of 3 two storey houses.	Approved	10.10.2013
14/01810/DETAIL	Reserved matters application following outline planning approval 13/00897/OUT - Construction of two storey house on plot one.	Approved	06.02.2015
15/01197/FUL	Variation of condition 1 of planning permission 14/01810/DETAIL to amend drawings to change approved materials and porch.	Approved	05.10.2015
16/00187/NMA	Reduce side facing ground floor window to dining room from 2.4 to 1.8m wide. Change side facing garage window to a single door and small window.	Approved	07.03.2016
16/01176/DETAIL	Reserved matters application following outline planning approval 13/00897/OUT - Construction of two storey house on plot three.	Approved	06.10.2016

4. Consultations

ECC Highways Dept

From a highway and transportation perspective the impact of the

proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

- Submission of a Construction Method Statement

Building Control and
Access Officer

No adverse comments at this time.

5. Representations

5.1 Weeley Parish Council has no comments to make on the application.

5.2 No further letters of representation have been received.

6. Assessment

The main planning considerations are:

- Principle of Development
- Design
- Highway Safety
- Residential Amenity

Site Location

6.1 The site is accessed from Roxburghe Road which is an unmade private road off Bentley Road. The land is generally open grassland with a hedgerow along the rear boundary with open farmland beyond. The site forms part of 3 development plots which were granted outline permission under planning permission 13/00897/OUT. As this is the central plot the site's side boundaries are open in nature. To the north-west is a large brick built two-storey dwelling which is nearing completion. To the south-east is plot 3 which is still undeveloped, however detailed planning permission has been granted for a two-storey dwelling.

6.2 Beyond plot 3 to the south-east is a detached chalet style bungalow (Rosdene) and two other dwellings also accessed from the private track. Opposite the site fronting onto the lane is close boarded timber fencing beyond which are accesses to dwellings which front onto Mill Lane to the north-west.

Proposal

6.3 The application seeks reserved matters approval for the development of Plot 2, which was granted outline planning permission under 13/00897/OUT along with two other properties.

6.4 The proposed dwelling would be set back around 10 metres from Roxburghe Road and comprise of two storeys measuring 8.7 metres to ridge height, 19.1m in width (including the attached side garage) and a maximum of 12.8m in depth (excluding the bay windows). No details concerning materials to be used in construction have been provided at this stage.

Principle of Residential Development

6.5 The site lies outside the defined settlement boundary of the saved Local Plan but within the settlement boundary of the draft Local Plan. The principle of residential development has been accepted by the grant of outline planning permission. Consideration under this application is therefore limited to only the reserved matters of scale, layout, appearance, access and landscaping.

Design

- 6.6 The proposed two storey dwelling would be located in between the two large detached properties on plots 1 and 3. The dwelling would consist of the same ridge height as the adjacent properties and pick up on similar detailing.
- 6.7 The dwelling would be set back around 10 metres from Roxburghe Road to provide a front garden area and frontage parking. This is consistent with properties to plots 1 and 3. To the rear a garden of around 300 square metres is provided, significantly in excess of the minimum 100 square metres required by saved policy HG9. Subject to the recommended conditions relating to hard and soft landscaping and the detail of the front boundary treatment, it is considered that the siting of the proposed dwelling is acceptable. The rear hedgerow boundary is to be strengthened with additional hawthorn planting.
- 6.8 The height, mass and detailed design of the dwelling, including the front facing gables incorporating bay windows and deep brick plinth, suitably reflects the style of approved dwelling to the south-east and that currently under construction to the north. The dwelling would retain sufficient spacing to the side boundaries of the plot as to not appear cramped and to safeguard the semi-rural character of the locality.

Highway Safety

- 6.9 Roxburghe Road is an unmade private road and is subject to maintenance by the existing residents.
- 6.10 The Highway Authority has no objection to the proposal. A Construction Method Statement to provide details of parking, loading, turning, wheel and under body washing and storage of plant and materials during the construction period is required under the outline planning permission.
- 6.11 The proposal includes a large turning area within the site and off street parking for at least 2 cars. An attached garage to the side of the property is also proposed and although 1.5m too shallow to be considered as a garage under the adopted parking standards, could physically accommodate one car. The proposal therefore provides sufficient off street parking to meet the needs of the dwelling. Subject to a condition securing the parking and turning areas prior to occupation of the dwelling the proposal would be acceptable in highway safety terms.

Residential Amenity

- 6.12 Due to the siting of the proposed dwelling and the space between the adjacent dwellings there would not be any adverse impact upon future residents in respect of loss of light/outlook. Furthermore, the two first floor side windows would serve en-suite bathrooms and therefore consist of obscure glazing. As such there would be no loss of privacy to future neighbouring residents.

Background Papers

None.