

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	15/10/2021
Planning Development Manager authorisation:	SCE	20.10.2021
Admin checks / despatch completed	DB	20.10.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	20.10.2021

**Application:** 21/01535/FULHH **Town / Parish:** Bradfield Parish Council

**Applicant:** Stuart and Maria Andrew

**Address:** Cartref Straight Road Bradfield

**Development:** Proposed two-storey side and rear extensions, single-storey side extension and a new front porch.

### 1. Town / Parish Council

Bradfield Parish Council No Objections received

### 2. Consultation Responses

Not applicable

### 3. Planning History

76/00290/FUL	Conservatory	Withdrawn	15.02.1976
77/01375/FUL	Lounge extn	Approved	24.01.1978
78/00508/FUL	A conservatory at the rear of the house	Approved	08.05.1978
13/00640/OUT	Severance of existing garden land and erection of four detached houses with ancillary garages and access road.	Withdrawn	31.07.2013
13/01486/OUT	Severance of existing garden land and erection of three detached chalet bungalows, plus garages and access road.	Withdrawn	07.03.2014
15/01182/OUT	Outline planning application for the construction of 4 No. dwellings.	Refused	12.11.2015
16/01850/OUT	Outline planning application for the construction of 4 no. dwellings following the demolition of the existing house.	Refused	23.01.2017
16/02050/LUPRO P	Proposed erection of a shed.		25.01.2017

21/01535/FULHH      Proposed two-storey side and rear      Current  
   extensions, single-storey side  
   extension and a new front porch.

#### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework July 2021  
National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)  
QL11 Environmental Impacts and Compatibility of Uses (part superseded)  
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) (Section 1 adopted on 26th January 2021)

Relevant Section 1 Policies (adopted)  
SP7 Place Shaping Principles

Relevant Section 2 Policies (emerging)  
SPL3 Sustainable Design  
PPL3 The Rural Landscape

Local Planning Guidance  
Essex County Council Car Parking Standards - Design and Good Practice

#### **Status of the Local Plan**

Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework 2021 (the Framework).

The 'development plan' for Tendring comprises, in part, the 'saved' policies of the 2007 Local Plan. Paragraph 219 of the Framework allows local planning authorities to give due weight to policies adopted prior to its publication according to their degree of consistency with the policies in the Framework. On the 26<sup>th</sup> January 2021 Section 1 of the 2013-2033 Local Plan was adopted and now also forms part of the 'development plan' for Tendring, superseding some of the more strategic policies in the 2007 Local Plan. Notably, the housing and employment targets were found sound and have been fixed, including the housing requirement of 550 dwellings per annum.

Paragraph 48 of the Framework 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 the policies of the Framework. In this regard 'Proposed Modifications' to the emerging Section 2 of the 2013-33 Local Plan, which contains more specific policies and proposals for Tendring, has been examined and hearing sessions have now closed. The main modifications recommended to make the plan legally compliant and sound were considered at the Council's Planning Policy and Local Plan Committee on 29<sup>th</sup> June 2021. The Council held a six-week public consultation on the Main Modifications and associated documents which began on 16<sup>th</sup> July 2021. The consultation closed at 5pm on 31<sup>st</sup> August 2021 and adoption is expected later this year. Section 2 will then join Section 1 as part of the development plan, superseding in full the 2007 Local Plan. Section 2 of the 2013-33 Local Plan is therefore at a very advanced stage of preparation and should be afforded considerable weight.

#### **5. Officer Appraisal (including Site Description and Proposal)**

### Application Site

The application site comprises of a two storey detached dwelling finished in render with brick. The site is large in size and also has an existing garage which is set just rearward of the main house. The site has a driveway to the front of the house and is set next to an existing footpath and sited along the front boundary is existing planting.

### Proposal

This application seeks permission for the erection of a proposed two-storey side and rear extensions, single-storey side extension and a new front porch.

The existing garage will be removed.

Amended plans have since been received to positioning the two storey side extension back from the front wall of the main house and to reduce the width of this element at first floor height.

### Representations

Bradfield Parish Council have no objection to the proposal.

There has been one letter of representation received in relation to the scheme, comments of which read;

*Concerns about parking: the property currently appears to have insufficient parking space, with vehicles parked on Straight Road overnight.*

*The proposed plan does not appear to improve the parking arrangements. Please ensure that this is considered.*

*Concerns about traffic / site work: this looks like a major project, with supplies and contractors inevitably parking on Straight Road, disrupting traffic flow. With the knock-on damage to verges caused by wide vehicles passing the site.*

*Concerns about the Footpath: the footpath is mentioned, but I can't see that it is disrupted / blocked or moved. This footpath is used and should remain available for use.*

The below will address these concerns.

### Assessment

#### Design and Appearance

The proposed porch and single storey side extension will be noticeable additions when viewing the house however as these elements are single storey in design and will be set back from the front boundary they would not appear prominently within the streetscene.

The two storey enlargements will be the most noticeable change from the front and from approaching the site from Straight Road. The two storey side extension has been reduced in height and width allowing it to appear subservient in relation to the main house. The set back from the front wall of the house and the front boundary will aid in reducing its prominence within the streetscene reducing its impact.

The two storey rear extensions will result in the proposal having rather a large depth which will be noticeable when approaching the house. There is planting currently along the boundary which will aid in softening in this appearance and the set back from the front boundary should also reduce this. Given that the proposal would not significantly harm the overall appearance and character of the locale or dwelling it is considered that any views of this side which may appear bulky would not be so significant in this case to refuse planning permission upon.

The host dwelling is the last in a row of differently designed houses meaning that its plot is wider than most allowing it to support a proposal of this size and scale without it appearing cramped in appearance.

The proposal will be finished in a mixture of render and brick which will match that of the existing house.

The site is of a suitable size to accommodate the proposal and still retain appropriate 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. The site is located within the development boundary of Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021).

#### Highway Safety

The Essex County Council Parking Standards recommend that new garages should have an internal measurement of 7m by 3m and that houses consisting of two or more bedrooms should provide two off street parking spaces measuring 5.5m by 2.9m per space.

The proposed garage will not meet these standards however there is sufficient room to the front of the site to suitably accommodate the offstreet parking of a minimum of 2 no vehicles in line with the above standards.

The comments above make reference to the existing footpath. The proposal will be sited away from this boundary and will not result in disruption to the use of this.

The comments above also make reference to the increased in construction traffic. This will be for a temporary period only and the applicants and contractors should try their best to ensure disruption is minimal. Should this persist then the highways and/ or environmental services should be notified. The proposal will therefore not contravene highway safety.

#### Impact to Neighbours

Sited to the south is Ormsby which is a two storey dwelling with a side extension and vast planting along the boundary.

The proposed single storey side extension will be set off of the boundary by 1.7m and largely screened by the laurel hedge currently in situ. This side extension will not protrude past this neighbours rear wall and is therefore considered not to result in a reduction of light, outlook and privacy to this neighbour.

The host dwelling and this neighbour are west facing meaning that the proposal will not result in a loss of light to any of this neighbours rearward openings. The proposed two storey extensions will be sited sufficiently from the boundary preventing a significant loss of outlook to this neighbour.

The proposal includes rearward facing windows at first floor and one first floor side window facing Ormsby. The plans state that this side window will be obscure glazed and serve the landing. As this neighbouring dwelling is already overlooked by the host dwelling and due to its design allowing it to receive limited views it is considered that the loss of privacy in this instance would not be so significant to refuse planning permission upon. A condition ensuring that obscure glazing is used will be imposed upon the permission to further safeguard this neighbours privacy.

Bifold doors will be positioned along the side elevation at ground floor level. As these are at ground floor level and will be screened by existing boundary there is considered not to be a significant loss of privacy here.

Sited to the north is an existing footpath meaning that the new additions will be ample distance away from neighbouring properties in the northern and eastern direction.

#### Conclusion

In the absence of 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:s;

0345/PL/03 A

0345/PL/04 A

0345/PL/05 A

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window to the first floor side elevation serving the hallway shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

## **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.