

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	04/02/2022
Planning Development Manager authorisation:	AN	04/02/22
Admin checks / despatch completed	DB	04.02.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	04/02/2022

Application: 21/01776/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Jonathan Hearn

Address: Green End Farm Green End Lane Great Holland

Development: Proposed first floor extension above garage, annexe to the ground floor and two storey rear extension.

1. Town / Parish Council

Frinton and Walton Town Council Have not commented on this application.

2. Consultation Responses

Not Applicable

3. Planning History

05/01237/FUL	First Floor Extension.	Approved	08.09.2005
07/00903/FUL	Retention of use of four farm buildings for storage and siting of portacabin for ancillary office use.	Approved	01.04.2008
13/60079/HOUEN Q	side single storey pitched roof garden room	Permission Required	08.03.2013
13/00426/FUL	Side single storey pitched roof garden room.	Approved	12.06.2013
13/00427/LBC	Side single storey pitched roof garden room.	Application Returned	
17/02086/COUNO T	Application for prior approval for the conversion of two agricultural buildings into two residential dwellings.	Prior Approval Not Required	23.01.2018
19/01183/FUL	Proposed removal of agricultural occupancy condition (condition 2) of application FRW/128/70.	Approved	03.10.2019

19/01684/COUNO T	Conversion of agricultural buildings into two dwellings.	Prior Approval Not Required	18.12.2019
20/00702/COUNO T	Conversion of three redundant agricultural buildings into dwellings.	Turned Away	23.07.2020
20/01050/FUL	Replacement of plot 1 agricultural buildings with a three bed dwelling (in lieu of prior approval for plot 1 dwelling subject of application 17/02086/COUNOT)	Approved	22.12.2020
21/00025/COUNO T	Conversion of agricultural buildings into a dwelling (renewal of 17/02086/COUNOT).	Prior Approval Not Required	11.03.2021
21/02061/FULHH	Extension to converted barn in lieu of the conversion of a separate barn into a dwelling	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL3 Sustainable Design

Local Planning Guidance

Status of the Local Plan

Planning law requires that decisions on 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 (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years

of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application relates to Green End Farm, Green End Lane, Great Holland which is a two storey detached dwelling located outside the settlement boundary.

Proposal

This application seeks planning permission for the erection of a first floor side extension, annex to the ground floor and a two storey rear extension.

Assessment

The main considerations for this application are the:

- Design and Appearance
- Impact upon Neighbouring amenities
- Parking Provision

1. Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Policies SP1 and SPL 3 of the Tendring District Local Plan 2013-2033 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties.

The proposed first floor extension will be visible from the street scene of Green End Lane, however due to the set back from the highway it is not considered to cause any significant impact. The proposed extension is considered to be of an appropriate size and scale to the existing dwelling. The extension has been designed as to appear subservient to the host dwelling with the roof height being set lower than the host dwelling as well as a hipped roof to be in keeping with the host dwelling. The proposal will be constructed from black stained timber boarding with roof tiles. The materials proposed are considered acceptable. The ground floor will be used as an annexe and although this will be ancillary to the host dwelling, for occupation by a relative, no policy concerns arise, although a condition will be imposed to ensure that the ground floor element is restricted to ancillary accommodation only.

The two storey rear extension will be located to the rear of the dwelling with no views from Green End Lane. The proposal will be constructed from black stained weatherboarding with a flat roof and roof lantern. The design, size, siting and scale of the extension is such that it would not result in

any significant harm to the character and appearance of the main dwelling. It is considered that the application site can accommodate the extension whilst retaining adequate private amenity space.

2. Impact upon Neighbouring Amenities

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy SPL 3 of the Tendring District Local Plan 2013-2033 states that all new development must meet practical requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents. The development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Due to the rural nature of Green End Lane and the significant distance to neighbouring dwellings it is considered that the first floor extension as well as the two storey rear extension will not cause any significant impact upon neighbouring amenities.

3. Parking Provision

Paragraph 112 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. These objectives are supported adopted Policy SP7 in the 2013-33 Local Plan.

This application involves the loss of the existing garage to the ground floor and it will be converted to an annex. However it is considered that there is plenty of parking available on the site to accommodate parking in accordance with Essex Parking Standards.

4. Other Considerations

Frinton and Walton Town Council have not commented on this application.

No letters of representation have been received.

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:

- Drawing No. OJ.A Revision A - Scanned 04 Jan 2022

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

- 3 The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Green End Farm, Green End Lane, Great Holland.

Reason - The site is unsuitable for an independent residential unit because of the shared facilities and relationship to the host dwelling.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO