

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	12.01.2022
Planning Development Manager authorisation:	SCE	12.01.2022
Admin checks / despatch completed	ER	12/01/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	12.01.2022

Application: 21/01976/FULHH **Town / Parish:** Ardleigh Parish Council

Applicant: Mr Alan Reid

Address: Shakespeare House Turnpike Close Ardleigh

Development: Proposed small change to ground floor roof design, close in previously approved open porch area.

1. Town / Parish Council

Ardleigh Parish Council No comments received

2. Consultation Responses

Not Applicable

3. Planning History

92/00013/FUL	Continuation of use of outbuilding	Approved	25.02.1992
95/00104/FUL	Continuation of use of outbuilding for storage (renewal of planning permission TEN/92/0013)	Approved	13.06.1995
98/00818/FUL	Continuation of use of outbuilding for storage (renewal of planning permission TEN/95/0104)	Approved	14.08.1998
75/00615/OUT	Caravan for temporary residential accommodation	Approved	01.08.1975
76/00321/FUL	Extn to private dwelling	Approved	01.06.1976
14/30142/PREAPP	Erection of a new dwelling.	Refused	23.05.2014
15/01124/FUL	Internal changes and alterations, with new pitch roof at ground floor to replace existing flat roofs.	Approved	21.09.2015
21/30160/PREAPP	Proposed work to infill under new canopy roof creating new entrance		21.06.2021

porch.

21/01976/FULHH Proposed small change to ground floor roof design, close in previously approved open porch area. Current

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Adopted Tendring District Local Plan 2007 (part superseded)

QL11 Environmental Impacts and Compatibility of Uses (part superseded)

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)

SP1 Presumption in Favour of Sustainable Development

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

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 26th 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. On 24th November 2021, the Council received the Planning Inspectors' final report on the legal compliance and soundness of Section 2 of the emerging Local Plan. The report has confirmed, that with the inclusion of a number of 'Main Modifications' (which have already been the subject of formal public consultation), the Plan is legally compliant and sound and can now proceed to adoption. The report is due to be considered by the Planning Policy and Local Plan Committee on 11th January 2022 which is likely to recommend adoption of the Section 2 Local Plan to Full Council on 25th January

2022. On adoption, the new Section 2 Local Plan will join the new Section 1 Local Plan to form the 'development plan' for Tendring and the old 2007 Local Plan will be superseded in full.

Now that the Inspectors' final report is received, the Section 2 Local Plan has virtually reached the final stage of preparation, all objections have been resolved and the Inspector has confirmed that the Plan is sound and therefore in conformity with the Framework. For these reasons, Officers now advise that the emerging Plan should now carry 'almost full weight' in decision making.

Until the new Local Plan is adopted in January 2022, the 2007 adopted Local Plan, legally, will still form part of the 'development plan' and there will still be a requirement to refer to the 2007 Local Plan in decision making. However, the level of weight to be afforded to the policies in the 2007 Plan is reduced to very limited weight given that a more up to date Plan has progressed to such an advanced stage of the plan making process.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

This application seeks permission for a small change to ground floor roof design, close in previously approved open porch area.

Application Site

The site is located towards the north east of Turnpike Close, outside of any defined settlement development boundary as defined in the Adopted Tendring District Local Plan 2007 (part superseded) and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021). The site also falls within the Ardleigh Reservoir catchment.

The site serves a semi-detached two storey dwelling finished in Painted render with a pitched tiled roof design. There is a single-storey flat roof element stretching along the east of the site which serves a workshop, bedroom and bathrooms. The site has plenty of private amenity space located to the north-east with a paved hardstanding to the front of the dwelling.

Assessment

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. Saved Policy QL11 and emerging Policy SP1 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 porch will be located to the front of the dwelling and will measure 6 metres wide by 1.9 metres deep, it will have a maximum hipped roof height of 3 metres. The proposal will be finished in a matching painted render to that of the host dwelling over a red-brick plinth. The roof will be of a hipped design and finished in a matching roof tile to the host. The windows and doors will be white UPVC double glazed to match those on the existing dwelling.

The dwelling is largely shielded to the streetscene of Turnpike Close by the existing hedge along the site boundary, however it is visible at parts and as the proposal is towards the front of the dwelling it will be visible to the streetscene. The proposed porch is considered to be of an appropriate size and scale in relation to the host dwelling with the site able to accommodate a proposal of this scale whilst retaining adequate private amenity space. The use of matching materials will cause the proposal to blend with the host dwelling and it is not considered to have any significant adverse effect on the visual amenities of the area.

Policy HG12 of the Tendring District Local Plan 2007 seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, would not represent overdevelopment of the site. As the proposal is considered to be of an acceptable design and appearance it is consistent with Policy HG12.

Impact to 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 QL11 of the saved plan states that amongst criteria 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Due to its location within the site the proposed porch does not face onto any neighbouring dwellings and has not impact on the loss of privacy or light, nor does it cause any other harm to the amenities of the neighbouring dwellings.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal the application is recommended for approval.

6. Recommendation

Ardleigh Parish council have provided no comments on the application.

No other letters of representation have been received.

7. Conditions / Reasons for Refusal

- 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 plans;

Drawing No. A1-102109-7SP
Drawing No. A1-102109-7P
Drawing No. A1-101506-8P sht 2
Drawing No. A4-101506-8L

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.

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