

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	24 th June 2022
Planning Development Manager authorisation:	SCE	24.06.2022
Admin checks / despatch completed	DB	24.06.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	24/06/2022

Application: 22/00762/FULHH **Town / Parish:** St Osyth Parish Council
Applicant: Mr Thom Mitchell
Address: Longcroft House Bentley Road Weeley
Development: Proposed ground and first floor extension to existing dwelling and new garage.

1. Town / Parish Council

Mr Parish Clerk St Osyth No objections.
Parish Council
19.05.2022

2. Consultation Responses

No consultations required

3. Planning History

TRE/97/19	Fell 3 Oaks	Current	23.03.1998
91/00930/FUL	Extension to dwelling.	Approved	10.09.1991
93/01091/FUL	('Longcroft', Bentley Road, Weeley Heath) First floor extension to form bedroom and bathroom	Approved	02.11.1993
98/00597/FUL	('Longcroft', Bentley Road, Weeley Heath, St Osyth) Change of use of land to paddock and erection of stable block. [For domestic use only]	Approved	10.07.1998
05/00308/FUL	Replacement porch	Approved	14.04.2005
05/01820/FUL	Single storey side extension	Approved	12.12.2005
22/00762/FULHH	Proposed ground and first floor extension to existing dwelling and new garage.	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
- SP3 Spatial Strategy for North Essex
- SP7 Place Shaping Principles

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

- SPL1 Managing Growth
- SPL2 Settlement Development Boundaries
- SPL3 Sustainable Design
- CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

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.

5. Officer Appraisal

Site Description

The application site is situated due west of Weeley Heath which has a substantial north orientated garden. There are several outbuildings on the site including a number of garages. The site is considered to be semi-rural, surrounded by a sporadic pattern of medium-density infill development, historic farmsteads and larger dwellings.

To the north of the site is large areas of farmland, with the A133 forming a major feature to the south also acting as a division between the site and further farmland to the south. To the east is a small cluster of housing, with new dwellings at the end of Wenlock Road.

The site is approximately 900m from Clacton Road which forms the spine of Weeley Heath, running south-east to north-west and connects Little Clacton in the South to the A133 in the north.

Description of Proposal

The existing house has been altered and added to over the years. There are a variety of differing styles and details on all elevations of the house and its numerous extensions. Due to the numerous extensions, the house become confused internally, with many narrow and low ceiling

spaces. This has resulted in a disconnected garden that is not easily accessible from any of the main communal spaces.

The application proposes a number of elements including a new detached garage (south east front corner of the site), a single-storey front extension (south west elevation), with ground and first floor additions (north elevation).

The garage has a footprint in the region of 73sqm (9.5 x 7.5m) and a flat roof approximately 3m high; internally it would provide three parking bays. The front extension would have a triangular footprint in the region of 14.5sqm and have a flat roof in the region of 3.3m high. The ground floor addition has a roughly rectangular footprint and a flat roof in the region of 3.3m high. The first floor addition would sit 'behind' the existing side projection and would have an irregular, angled footprint with recessed glazing.

Principle

The Tendring District Local Plan 2013-2033 and Beyond (the Local Plan) 'North Essex Authorities' Shared Strategic Section 1' sets out the strategic level spatial strategy for North Essex. Local Plan Policy SP3 states [Emphasis added]:

"Existing settlements will be the principal focus for additional growth across the North Essex Authorities area within the Local Plan period. Development will be accommodated within or adjoining settlements according to their scale, sustainability and existing role both within each individual district and, where relevant, across the wider strategic area."

Future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. Re-use of previously developed land within settlements is an important objective, although this will be assessed within the broader context of sustainable development principles, particularly to ensure that development locations are accessible by a choice of means of travel."

In Section 2 of its Local Plan each local planning authority will identify a hierarchy of settlements where new development will be accommodated according to the role of the settlement, sustainability, its physical capacity and local needs."

Policy SPL1 'Managing Growth' identifies Weeley as a 'Rural Service Centre'.

Policy SPL2 'Settlement Development Boundaries' states [Emphasis added]:

"To encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in Policy SPL1 (with the exception of the Tendring Colchester Borders Garden Community) is defined within a 'Settlement Development Boundary' as shown on the relevant Policies Map and Local Map. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies and any approved Neighbourhood Plans."

Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan."

The application proposes an extension to an existing dwellinghouse, as such the principle of the development is acceptable.

Design & Appearance

Section 1 Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context. Section 2 Policy SPL3 of the 2013-33 Local Plan also requires, amongst other things, that the development respects or

enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features. Paragraph 130 of the Framework requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their size and shape in plan; height; bulk - their volume; massing - how bulk is shaped into a form and relationship to the plot boundary. Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions. Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

The form the extensions take are of ultra-modern angular appearance which are in stark contrast to the early twentieth century dwelling which has gabled roof projections. The mass and scale floorspace gained are entirely proportionate to the host dwelling. The contrasting relationship the new elements have with the original will show the evolution of the building through time and the clean straight lines are elegant in their appearance. The new elements are to the front and north side of the dwelling and would be read in conjunction with each other. For these reasons the development enhances views and respects existing street patterns. The development is visually attractive as a result of good architecture and establishes a strong sense of place.

Impact to Neighbouring Amenities

The NPPF, at paragraph 130 states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Section 1 Policy SP7 of the Tendring District Local Plan 2013-2033 requires that all new development protects the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

Views from Wenlock Road are obscured by a very established hedge and tree line. This protects the views from Oakdene in the north into the private amenity of the house. Longcroft Cottage is also protected by a heavy planted hedge and tree line. The proposed additions only extend outside the existing envelope at ground floor level and significant separation distances in the region of 45m exist to Oakdene (to the north).

Overall the proposal is considered to protect the amenity of existing residents with regard to loss of light, overbearing and overlooking.

Highway Issues

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Paragraph 112 states that applications for development should (a) give priority first to pedestrian and cycle movements and (c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter. Paragraph 130 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 of the Tendring District Local Plan 2013-2033.

The proposal does not involve any change to the existing vehicular access and the property has ample space to accommodate the minimum of two off-street parking spaces.

Representations

No letters have been received in response to the publicity of this application.

The Parish Council do not object to the development.

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 plans:- 0961-GRW-XX-00-DR-A-A.03.02, 0961-GRW-XX-00-DR-A-A.04.02 and 0961-GRW-XX-00-DR-A-A.05.01 (received 29th April 2022).

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?		NO
Are there any third parties to be informed of the decision?		NO