

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	01.07.2022
Planning Development Manager authorisation:	SCE	01.07.2022
Admin checks / despatch completed	DB	01.07.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	01/07/2022

Application: 22/00782/FULHH **Town / Parish:** Mistley Parish Council

Applicant: Graham Proctor - Alan Bender Ltd

Address: Primrose Cottage The Chase Mistley

Development: Proposed single storey front porch extension following demolition of existing brown PVC porch. Repainting of render from white to magnolia.

1. Town / Parish Council

Mrs Susan Clements
09.06.2022

At its Planning Committee Meeting on the 9 June 2022, the Parish Council recommended approval.

2. Consultation Responses

Essex County Council
Heritage
16.06.2022

The application is for proposed single storey front porch extension following demolition of existing brown PVC porch. Repainting of render from white to magnolia.

There is no objection to the application with exception of the rooflights. The new lean-to extension is over-fenestrated. Roof-lights are a non-traditional form of window and as such their installation in the Conservation Area is ideally minimised as much as possible. As such I recommend the roof lights are removed or at least reduced to a single. This would make the application compliant with paragraphs 206 and 197 (c) of the NPPF.

3. Planning History

08/00812/TCA	1 x small Beech Tree - Reduce and crown thin for management reasons.	Approved	23.06.2008
17/00007/TCA	1 No. Beech - 30% reduction.	Approved	31.01.2017
22/00761/TCA	1 No. Beech - reduce to previous cutting points, approx 3m.	Approved	30.05.2022
22/00782/FULHH	Proposed single storey front porch extension following demolition of existing brown PVC porch.	Current	

Repainting of render from white to magnolia.

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond Section 1 (adopted January 2021)

SP7 Place Shaping Principles

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

PPL 8 Conservation Areas

SPL3 Sustainable Design

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 (including Site Description and Proposal)

Proposal

Proposed single storey front porch extension following demolition of existing brown PVC porch. Repainting of render from white to magnolia. Amended plans were provided to overcome the heritage officer objection, by removing one of the roof lights and these will be considered below.

Application Site

The application site is located to the north of The Chase, a semi-detached dwelling located within the development boundary of Lawford and Manningtree. The site serves a two storey dwelling constructed of painted render with a pitched slate tiled roof. The site is also located within the Manningtree and Mistley Conservation Area and features one off street parking space to the front.

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. Policy SPL3 aims 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 would measure 6.3 m² and replace an existing brown UPVC construction to the front of the property. The exterior would be finished in painted render with a slate roof, consistent with the host dwelling.

The proposal would be located to the front of the property, however would be entirely obscured from view by the existing dwelling when approaching from the south, therefore having a negligible visual impact on the streetscene of The Chase. The proposed materials are considered to remain sympathetic to the existing dwelling. The proposal is deemed to be of a size and scale appropriate to the existing dwelling and surrounding area.

Heritage Considerations

As the site is located within the conservation area the heritage officer was consulted on the proposal. They had concerns regarding the use of roof lights within the conservation area and requested this to be either entirely removed or reduced the one. The amended plan includes a single roof light, which is considered to be consistent with the advice provided by the heritage officer and is thus acceptable.

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 SPL3 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'.

As the porch would be limited scale and replace an existing one of inferior quality, it is deemed that it would not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway issues

The proposal results in a negligible impact to the parking provision of this site.

Other Considerations

No other letters of representation have been received.

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

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;

- 1372-01-04C (Scanned 22nd June 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.