

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	03/08/2022
Planning Development Manager authorisation:	AN	04/08/22
Admin checks / despatch completed	ER	04/08/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	04.08.2022

Application: 22/00933/FULHH **Town / Parish:** Ardleigh Parish Council

Applicant: Ms Cherise Langford

Address: Hammonds Farm Bromley Road Ardleigh

Development: Proposed two storey side extension with render finish, relocation of balconies and internal alterations.

1. Town / Parish Council

Ardleigh Parish Council No objections

2. Consultation Responses

Not applicable

3. Planning History

99/00985/FUL	Single storey rear extension and sun lounge	Approved	11.08.1999
04/00312/FUL	Two storey extension to rear of property, roof and study over existing garage	Approved	05.04.2004
75/00421/FUL	Boundary walls along northern and north eastern boundaries	Approved	20.06.1975
15/30266/PREAPP	Pitched roof outbuilding.		26.11.2015
16/00691/FUL	Erection of single storey outbuilding and change of land use from agricultural to garden.	Approved	24.06.2016
16/01104/FUL	Proposed single storey extension to south-west elevation to comprise lobby, wet room, kitchen and dining/breakfast area.	Approved	05.09.2016
17/02132/FUL	Erection of two detached properties with garaging, parking and turning facilities, and landscaping access from Bromley Road.	Refused	02.02.2018
19/01377/FUL	Erection of two detached properties with garaging, parking and turning	Refused	06.11.2019

facilities, and landscaping access from Bromley Road.

21/30106/PREAPP Proposed erection of a single storey pitched roof annexe. 30.06.2021

22/00933/FULHH Proposed two storey side extension with render finish, relocation of balconies and internal alterations. 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)
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)
SPL3 Sustainable Design
PPL3 The Rural Landscape
CP2 Improving the Transport Network

Local Planning Guidance
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 (including Site Description and Proposal)

Application Site

The application site comprises of a two storey detached dwelling finished in brick with some boarding detailing. The house is close to the front boundary with a large area for parking to the side. The house benefits from other additions such as conservatory and balcony features.

Proposal

This application seeks planning permission for a proposed two storey side extension with render finish, relocation of balconies and internal alterations.

Assessment

Design and Appearance

The proposal will be sited largely to the rear of the house with some views of the new extension being achieved from Bromley Road. Despite being visible the alterations and enlargement will be set back from the front boundary to reduce their prominence and will be of a design and size which will allow them to appear appropriately in relation to the existing house.

The proposal is of a suitable size and design in relation to the main house and will be finished in grey render. The use of such will differ to the existing finish on the house however as houses are spaced out along the streetscene there is no real uniformity in terms of materials. It is also considered that the application of grey render to the whole house and enlargement will allow both

elements to appear consistently with one another which would have a more visually appealing outcome. The use of grey render is therefore considered appropriate in this instance.

The site is located outside of the development boundary and therefore regard must be had to the rural landscape. The site is large in width with the proposal being ample distance away from boundaries to prevent it from appearing cramped within the streetscene and appropriate to its countryside setting.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Highway Safety

The Essex county Council Parking Standards requests that where houses comprise of two or more bedrooms that 2no off street parking spaces which measure 5.5m by 2.9m per space should be retained.

The proposal will result in the loss of existing parking however there is sufficient space to the side of the house which is of a large enough size to accommodate the parking of two vehicles in line with the above standards. The proposal will therefore not contravene highway safety.

Impact on Neighbours

The site is a wide plot with planting and fencing currently in situ along shared boundaries. The proposal will be sited suitably away from each of the shared boundaries preventing it from resulting in a significant loss of amenities to neighbouring sites.

Other Considerations

Ardleigh Parish council have provided no objections.

There have been no objections to the planning application.

One letter of representation has been received expressing concerns as to whether the adjacent barns meeting planning regulations. This is not a material planning consideration in line with this application or site.

Conclusion

In the absence of material 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: 02, 03 and 100.

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.