

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	25.07.2022
Planning Development Manager authorisation:	AN	25/07/22
Admin checks / despatch completed	SH	26.07.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	26.07.2022

**Application:** 21/02168/FULHH **Town / Parish:** St Osyth Parish Council

**Applicant:** Mr and Mrs Martin

**Address:** Ampers Barn Rectory Road Weeley Heath

**Development:** Proposed two storey side extension, and single storey rear extension

### 1. Town / Parish Council

Mr Parish Clerk St Osyth  
Parish Council  
21.01.2022

No objections.

### 2. Consultation Responses

Not Applicable

### 3. Planning History

06/00969/OUT	Agricultural dwelling.	Refused	01.12.2006
10/01024/DETAIL	Access to site from existing farm access. Appearance of proposed agricultural dwelling, landscaping, layout of dwelling on the site and scale of the agricultural dwelling.	Approved	10.11.2010
21/30119/PREAPP	Proposed conversion of barn to beauty salon shop.	Current	
21/02168/FULHH	Proposed two storey rear extension	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

Essex Design Guide

### **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**

This application seeks permission for the erection of a two storey side extension and single storey rear extension.

Since original submission of this application amended plans have been received to significantly reduce the size and scale of the proposed extensions. This reduction in size was deemed necessary by Tendring District Council's planning department in order for the proposal to be deemed an acceptable scale and appearance in relation to the host dwelling and its locality.

Amended plans have also since been received with changes to the proposed materials.

### **Application Site**

The application site serves a two-storey detached dwelling located to the south of Rectory Road. The site is located outside of any defined settlement development boundary. The dwelling is finished in painted render, and weatherboarding over a brick plinth, with a pitched tiled roof design. To the front of the site is a gravelled hardstanding with areas which are laid to lawn. There is fencing along the site boundary and shrubbery which partially shields the dwelling from the highway. The dwelling is located in a rural area with large open green areas to the immediate west / south west and north of the site and built form located to the north east, east and further west of the site.

### **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. 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 two storey side extension will be located to the east of the site. At ground floor level the extension will have a maximum depth of 9.4 metres by 5.4 metres wide. At first floor level it will measure 7.1 deep by 5.4 metres wide. It has a maximum height of 8.9 metres.

The proposed single storey rear element is located towards the west side of the dwelling. It will measure 3 metres deep by 4.8 metres wide, with an overall pitched roof height of 5.1 metres.

The application site benefits from a large plot of land which can accommodate for a proposal of this size and scale whilst retaining adequate private amenity space. The proposed extensions are considered to be of an acceptable size and scale in relation to the host dwelling and its locality.

Due to the host dwellings positioning within its plot the proposed extensions will be visible from Rectory Road. The proposals will be finished in painted render over a brick plinth to match the appearance of the host dwelling. The use of matching materials will help the proposed extensions to blend with the host dwelling and lessen its impacts of visual amenities. The proposed extensions are therefore considered to be of an acceptable design and appearance, with no significant adverse effect on visual amenities.

#### 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 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 proposed extensions siting within its plot it has no effect on the loss of light to neighbouring properties.

Whilst the proposal does include the installation of windows at first floor level to the side and rear elevations, the dwelling is located an adequate distance away from any neighbouring dwellings and these windows are not considered to have a significant impact on the loss of privacy. Furthermore the dwelling already has windows located on the first floor level at the side and rear elevations and therefore the proposal will not be providing any additional views to the dwelling.

The proposal is therefore considered acceptable in terms of residential amenities.

#### Highway issues

The proposal will be adding another bedroom to the dwelling and therefore has the potential to result in an additional need for extra vehicle parking. However, there is ample space located to the front of the site which can accommodate adequate parking spaces for a dwelling of this size and scale. The proposal is therefore considered acceptable in terms of highway safety.

#### Other Considerations

St Osyth Parish Council have no objections to the application.

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 / 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. P01G

Drawing No. P02

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.