

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	07.02.2022
Planning Development Manager authorisation:	AN	08/02/2022
Admin checks / despatch completed	ER	09/02/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	09.02.2022

**Application:** 21/02113/FULHH **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr and Mrs Tuckwell

**Address:** Chantry Fox Street Ardleigh

**Development:** Proposed single storey rear extension.

### 1. Town / Parish Council

Ardleigh Parish Council      No comment

### 2. Consultation Responses

Not Applicable

### 3. Planning History

05/01026/FUL	Alterations and single storey extension to form new sitting room, master bedroom, dressing room, entrance hall and cloakroom	Approved	29.07.2005
05/02194/FUL	Erection of single storey side and rear extensions	Approved	07.02.2006
83/00953/FUL	Rear extn and formation of rooms in roof	Approved	13.09.1983
10/00226/FUL	Extension and alterations to existing single garage to provide double garage with new pitched roof over, as amended by drawing no. MJC/10/494/01 RevC received on 30/04/10.	Approved	24.05.2010
11/00302/NMA	To reduce the overall width of the proposal from 6100mm to 5900mm.	Approved	18.04.2011
10/60450/HOUEN Q	To erect extension to single storey garage and make into double garage including pitched roof		14.01.2010

13/00817/FUL	Formation of double garage and re-roofing of whole. (as previously approved 10/00226/FUL)	Approved	02.09.2013
17/30038/PREAPP	Proposed erection of 1 no. dwelling.	Refused	27.03.2017
18/01575/OUT	Outline application for one self build dwelling.	Approved	28.11.2018
21/30109/PREAPP	Proposed single storey rear extension off the existing kitchen, with pitched roof to match existing.		04.05.2021
21/01406/DETAIL	Reserved matters application pursuant to planning approval 18/01575/OUT one self build dwelling.	Current	
21/02113/FULHH	Proposed single 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 single storey rear extension.

## Application Site

The site is located towards the north west of Fox Street, outside of any defined settlement development boundary. The site serves a detached 1.5 storey dwelling finished in brickwork and painted render with a pitched tiled roof. The dwelling has pitched roof dormers located to the front and side elevations. The dwelling is set back from the highway and is largely shielded to the streetscene by the existing trees and shrubbery along the site boundary. The front of the site has a paved hardstanding with shrubbery and planting.

## 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 extension will be located to the rear of the dwelling and will measure 5.8 metres deep by 4.2 metres wide with an overall pitched roof height of 4.3 metres. The proposal is considered to be of an appropriate size and scale in relation to the host dwelling with the application site retaining adequate private amenity space.

As the proposal is located to the rear of the dwelling it will not be visible to the streetscene. the extension will be finished in a matching painted render with pitched tiled roof and UPVC windows and doors to blend with the design of the host dwelling. the proposal is therefore not considered to have any negative 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.

The proposal is of a single storey nature and therefore poses no significant risk of overlooking and loss of privacy to the adjacent neighbouring dwellings.

The proposed extension is located away from the adjacent neighbouring dwellings and has no impact on the loss of light to these dwellings.

The proposal is therefore acceptable in terms of residential and neighbouring amenities.

### Highway issues

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

### Other Considerations

Ardleigh Parish Council have provided no comments on 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. P01  
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 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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO