

## **DELEGATED DECISION OFFICER REPORT**

<b>AUTHORISATION</b>	<b>INITIALS</b>	<b>DATE</b>
File completed and officer recommendation:	CC	09.06.2022
Planning Development Manager authorisation:	JJ	09/06/2022
Admin checks / despatch completed	DB	09.06.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	09.06.2022

**Application:** 22/00663/FULHH **Town / Parish:** Little Bromley Parish Council

**Applicant:** Mr and Mrs Duffy

**Address:** Harvest House Ardleigh Road Little Bromley

**Development:** Proposed single storey side extension with balcony.

### **1. Town / Parish Council**

Little Bromley Parish Council      No comments received

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

22/00663/FULHH      Proposed single storey side extension with balcony.      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

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 side extension with balcony.

### **Application Site**

The site is located towards the east of Ardleigh Road, outside of any settlement development boundary, as defined by the Tendring District Local Plan 2013-2033 and beyond. The site is located in a rural location with some built form to the north and east of the site. The dwelling is finished in painted render with a slate roof and timber windows and doors. It is largely shielded to the streetscene by the existing boundary treatments.

### **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, SP7 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 side extension will be located to the north of the dwelling. It will measure 2.6 metres deep by 5.8 metres wide with an overall flat roof height of 2.8 metres. The balcony hand rails will measure 1.1 metres tall, meaning the extension will have an overall height of 4 metres from ground level. The extension will be replacing the existing conservatory at the site. The proposed extension is therefore considered to be of an acceptable size and scale in relation to the host dwelling and surrounding area. The application site can accommodate for a proposal of this size and scale whilst retaining adequate private amenity space.

The proposed extension will be finished in a painted render with timber windows and doors, a GRP flat roof with timber hand rails serving the balcony. The use of matching materials will help the proposal to blend with the host dwelling and lessen its impacts on the visual amenities of the area. The dwelling is shielded from the streetscene and set back from the highway causing the proposal to not appear overly dominant. The proposed extension is therefore considered to be of an appropriate design and appearance with no significant adverse effect on the visual amenities of the area.

#### **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 located an adequate enough distance from any adjacent neighbouring dwelling as to have no impact on the loss of light.

The proposed installation of the balcony will provide the dwelling with views overlooking towards the north and east of the site. However, the balcony is located an adequate distance from the adjacent neighbouring dwellings as to have no significant harmful impact on overlooking or loss of privacy. Whilst the balcony will have the potential to raise the noise levels in the area (should it be used for entertaining / guest purposes) it is recognised that the use of the host site is that of a residential dwelling and this will continue as such, any noise emitted from the site will therefore be that typical of a residential dwelling and is not thought to have any significant adverse effect on neighbouring amenities.

#### Highway issues

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

#### Other Considerations

Little Bromley 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?</b> <b>If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision?</b> <b>If so, please specify:</b>	YES	NO