

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	06.04.2022
Planning Development Manager authorisation:	SCE	06.04.2022
Admin checks / despatch completed	DB	07.04.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	07.04.2022

Application: 22/00188/FULHH **Town / Parish:** Weeley Parish Council

Applicant: Mr and Mrs Milleare

Address: Mill Barn 49A Colchester Road Weeley

Development: Proposed single storey extensions to form additional living space.

1. Town / Parish Council

Mr Kevin Harkin on behalf
of Weeley PC
23.03.2022

Weeley Parish Council considered this application at its meeting on 21 March 2022. It resolved that it has no objection or comment to make.

2. Consultation Responses

N/A

3. Planning History

01/00620/FUL	Domestic extension	Approved	14.06.2001
10/00645/FUL	Erection of dwelling to the rear of 49 Colchester Road and alterations to vehicular access.	Approved	04.08.2010
10/01111/FUL	Design amendments to dwelling as approved under Planning Approval 09/00392/FUL to include increase in height to 6.6 metres, new cart lodge and store, convert garage to study and minor alterations.	Approved	14.12.2010
22/00188/FULHH	Proposed single storey extensions to form additional living space.	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 Section 1 (adopted January 2021)

SP7 Place Shaping Principles

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

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 extensions to form additional living space.

Application Site

The application site is located to the north of Colchester Road, which serves a detached dwelling, located within the development boundary of Weeley. The site serves a dwelling constructed of black cladding a brick plinth with a pitched tiled roof. There is a large driveway and ample off-street car parking spaces to the front of the dwelling.

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. Saved 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 rear extension would measure 6 metres wide by 3.5 metres deep with an overall height of 2.7 metres. The proposal would provide an extension to the existing living room. The exterior would be finished in painted render, which whilst no consistent with the host dwelling, is deemed acceptable as it is located within the rear garden.

The two side extensions would measure 3 metres wide by 6 meters deep and 3 metres by 4.5 metres respectively. Both would feature a pitched tiled roof, with finishing materials consistent to the host dwelling.

The proposals would be located to the side and rear of the property so would have a limited visual impact on the streetscene of Colchester Road. The proposals are deemed to be of a size and

scale appropriate to the existing dwelling and surrounding area. The site can accommodate a proposal of this size and scale whilst retaining ample private amenity space.

Impact on 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 adopted 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'.

The proposals would be limited in scale, feature a finish consistent with the host dwelling and would be single storey. The site is large and significant separation distance would remain between the proposal and the neighbouring dwellings. Therefore, it is deemed to not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway issues

The site has adequate parking provision in line with the adopted standards for a dwelling of this scale.

Other Considerations

Weeley Parish Council have raised no objection to the proposal.

Two letters of representation have been received from the neighbouring dwellings, which support the proposal.

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; Drawing No.

- 01B (Received 11th Feb 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.