

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	26/04/2022
Planning Development Manager authorisation:	AN	27/04/2022
Admin checks / despatch completed	ER	27/04/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	27.04.2022

Application: 22/00294/FULHH **Town / Parish:** Bradfield Parish Council

Applicant: Mr and Mrs Keith and Carol Long

Address: Hawthorns Mill Lane Bradfield

Development: Proposed single storey front and rear extensions for private use.

1. Town / Parish Council

Bradfield Parish Council Bradfield Parish Council has no comment on this planning
07.04.2022 application.

2. Consultation Responses

n/a

3. Planning History

22/00294/FULHH Proposed single storey front and Current
 rear extensions for private use.

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

Supplementary Planning Documents
Essex Design Guide

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

Proposal

This application seeks permission for the erection of a single storey rear extension and single storey front extension to a detached house located within the settlement development boundary of Bradfield.

Design and Appearance

The single storey rear extension measures 4 metres in depth, 6.3 metres in width with an overall flat roof height of 2.956 metres surrounded by a parapet wall with central roof lantern. It is possible that the single storey rear extension meets the requirements to be considered as permitted development, however without confirmation of the exact location of the extensions to the house in the 1970's thought to be at the side this cannot be certain. The rear extension will be finished in matching brickwork. The front extension will replace the existing UPVC porch and will span the width of the house with a monopitch roof, a maximum depth of 2.13 metres reducing in depth in front of the existing garage. Matching brickwork will be used at the front too and will ensure the additions complement the existing dwelling.

The design and scale of the extensions would result in no material harm to visual amenity.

Impact upon Residential Amenity

The single storey rear extension is a distance of 0.88 metres from the side boundary shared with Medlow. Due to the close proximity of the rear extension to this neighbour the sunlight/daylight calculations specified in the Essex Design Guide have been applied. The 45 degree line would intercept the rear doors of Medlow closest to the side boundary in plan, however the 45 degree would not intercept the rear doors at Medlow in elevation therefore the loss of light that the proposal will cause is not considered so significant as to justify refusing planning permission on these grounds.

The rear extension is a distance of 5 metres to the side boundary shared with Bluebonnet.

Due to the single storey nature of the proposals it is not considered to have a significant impact to neighbouring amenities in terms of loss of privacy or overlooking.

Over 300 square metres of private amenity space will remain following the construction of the proposal which is considered more than adequate and the existing off road parking arrangements will not be affected.

Other considerations

Bradfield Parish Council has no comment to make on the planning application.

No other letters of representation have been received.

Conclusion

In the absence of material harm resulting from the 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 plans: Drawing No. 65-2021-02P, 65-2021-03P and 65-2021-04P.

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.

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