



I have reviewed the above application and can confirm that Environmental Protection have no comments to make.

### 3. Planning History

11/60257/HOUEN Q	Conversion of coach house into en-suite bedroom including replacing front double doors with new window & door and adding velux on back		14.06.2011
11/00715/FUL	Conversion of ground floor of coach house into en suite bedroom including replacing front double doors with new window and door and adding velux to rear extension.	Approved	16.08.2011
14/00826/FUL	New crossover for entry to existing double gates and new driveway.	Approved	17.10.2014
17/01055/NMA	Change of material to driveway	Approved	21.07.2017
18/30144/PREAPP	Proposed erection of single storey dwelling.	Refused	05.09.2018
18/01889/FUL	To remove planning condition 2 (The development hereby permitted shall be occupied only as an annexe to the existing dwelling and shall not be used as an unrelated unit of residential accommodation) of application 11/00715/FUL.	Approved	08.01.2019
21/00470/FUL	Change of use to additional residential living space from existing gym & workshop/hobby room	Approved	04.06.2021
22/00274/FUL	Proposed change of use of existing gym and workshop/hobby room to be used as additional living space with alterations to roof.	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

## **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.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

## **5. Officer Appraisal**

### **Proposal**

The application seeks planning permission to change the use of the existing gym and workshop/hobby room to residential to be combined with the existing residential unit and extend the living space by extending the first floor. The detached dwelling is situated in Thorrington, located outside of any settlement development boundary.

### **Planning History**

The existing dwelling was once an outbuilding part of the residential planning unit of Rosslyn. Planning permission was granted under planning reference 18/01889/FUL to remove planning condition 2 (The development hereby permitted shall be occupied only as an annexe to the existing dwelling and shall not be used as an unrelated unit of residential accommodation) of application 11/00715/FUL confirming it as a dwelling in its own right.

Further to this, permission was granted under application reference 21/00470/FUL for the change of use of the existing gym, workshop and hobby room with associated fenestration changes.

### **Design and Appearance**

The proposal extends the first floor of the existing dwelling to the north and west, creating a wider pitched roof and extending from this new roof over part of the existing gym. The alterations include reconfiguring the layout inside by moving the stairs to create useable rooms and by making changes and adding to the existing fenestration. In all, the dwelling will accommodate 4 bedrooms, family bathroom and en-suite, seating area and balcony, playroom, utility and kitchen/dining/lounge. The first floor extension will be finished in brick to match the existing converted dwelling with a slate roof and fenestration that also matches the existing. The newly converted gym and hobby room/workshop will retain their existing exterior of blockwork and vertical timber cladding to maintain the rural character of the building. Due to the siting of the dwelling, set

back from Brightlingsea Road views of the dwelling are limited and there will be no significant impact to the street scene.

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

#### Impact on Residential Amenity

The first floor extension will be built above the existing ground floor elements and will not therefore encroach nearer to any shared neighbouring boundaries ensuring no significant loss of light to any neighbours. The changes to fenestration include ground to first floor ceiling windows in the hall and open gallery landing, a roof light over the bedroom on the southern roof slope, a roof light over the dressing room on the northern roof slope and bi-fold doors opening from the seating area on the southern side. The hall, gallery, bedroom and dressing room are areas that are not generally lived in during daytime hours and therefore is not considered to have a significant impact to neighbouring amenities in terms of loss of privacy or overlooking. The balcony is situated at the western end of the first floor extension, set back slightly from the southern side elevation and overlooks the private garden of The Coach House.

The amenity space is unaffected by the proposals and ample space remains. The addition of bedrooms requires the dwelling to provide for two off road car parking spaces that meet the car parking standards where one space measures 5.5 metres x 2.9 metres. These requirements are easily met and the gravelled parking area exceeds these requirements.

#### Other Considerations

The Council's Environmental Services Team confirmed that they have no comments to make.

The Council's Open Space Team confirmed that no contribution is sought and it would not be considered relevant or necessary to request a financial contribution given the nature of the proposal.

The Council's Building Control Team have no adverse comments at this time.

No other representations 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 plan: Drawing No. P01d.

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.

<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