

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	21 <sup>st</sup> Sept 2022
Planning Development Manager authorisation:	AN	22/9/22
Admin checks / despatch completed	ER	22/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	22/09/2022

**Application:** 22/01282/FULHH                      **Town / Parish:** Bradfield Parish Council  
**Applicant:** Mr and Mrs Nunn  
**Address:** Triangles Station Road Bradfield  
**Development:** Proposed raised roof to form 1st floor addition on existing bungalow to form a chalet bungalow.

### 1. Town / Parish Council

Bradfield Parish Council      Bradfield Parish Council has no comment on this application.  
08.09.2022

### 2. Consultation Responses

No comments required

### 3. Planning History

22/01282/FULHH      Proposed raised roof to form 1st floor addition on existing bungalow to form a chalet bungalow.      Current

### 4. Relevant Policies / Government Guidance

#### National:

*National Planning Policy Framework July 2021 (NPPF)*

*National Planning Practice Guidance (NPPG)*

#### Local:

*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

SP3      Spatial Strategy for North Essex

SP7      Place Shaping Principles

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

SPL1      Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

CP1 *Sustainable Transport and Accessibility*

### *Local Planning Guidance*

Essex Design Guide

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**

Before preparing this summary report the planning officer has visited the application site, considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge, nearby residents and a Parish or Town Council where there is one.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other case specific considerations which are material to the decision.

The application proposes raising the roof by 0.9m to form sleeping accommodation in the roofspace; other alterations proposed include wall-strengthening/replacement to the east (conservatory) and south (kitchen/store) corner of the property, a first-floor terrace to the east elevation is also proposed which would be served by an external staircase.

The scale and external appearance of dwellings in the locale varies between a 2 and a half storey pair of semi-detached dwellings to the south (with single storey dwellings beyond) and a two-storey dwelling to the north (with single storey dwellings beyond). For this reason a chalet bungalow of the parameters proposed would accord with the streetscene.

In regards to the impact on the amenity of neighbours; it is noted that Windyridge to the right has a large rear-facing glazed roof terrace at first floor level. Despite the fact that there is some established tree planting to the south boundary of the site it is not believed this is evergreen and with 8m separation distances, there is potential for overlooking from the proposed roof terrace towards the rear garden of Windyridge it is therefore considered appropriate to impose a condition on any forthcoming approval requiring the south panel of the glazed balcony to be obscure glazed.

The site can easily accommodate the minimum requiring for two off-street parking spaces.

### **Representations**

Bradfield Parish Council has no comment on this application and no letters were received in response to the publicity of the application.

**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:- 536-06 B (received 28th July 2022).

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the submitted drawing, the two panes of the glazed balcony on the south facing elevation shall be 1.7 metres high and glazed with obscure glass prior to first use of the balcony and shall be so maintained thereafter at all times.

Reason - In order to safeguard the privacy of adjoining occupiers.

**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>NO</b>
<b>Are there any third parties to be informed of the decision?</b>		<b>NO</b>