

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	14.09.2022
Planning Development Manager authorisation:	AN	14/9/22
Admin checks / despatch completed	ER	15/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	15/09/2022

**Application:** 22/01245/FULHH                      **Town / Parish:** Little Bromley Parish Council

**Applicant:** Mr and Mrs Duffy

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

**Development:** Proposed removal of existing building and replacement buildings to form home office and garage with log store and potting shed.

### 1. Town / Parish Council

Little Bromley Parish Council              No Comments

### 2. Consultation Responses

Essex County Council Heritage              The application is for proposed removal of existing building and replacement buildings to form home office and garage with log store and potting shed.  
The proposal site is in close proximity to Grade II listed Ash House. The existing property and outbuilding were likely built in the second half of the 20th century, on a site that was previously occupied by another dwelling and on part of the adjoining fields which were on the same ownership.  
The existing building to be demolished is a modern outbuilding of no significance and in poor condition.  
The proposed development would be built on a land that was not historically connected to Ash House. The view of the proposed home office and potting shed from the designated heritage asset would be completely screened by the existing woodland.  
As the proposed development is not considered to have any impact on the setting of Grade II Listed Ash House, there is no objection to this application.

### 3. Planning History

22/00663/FULHH	Proposed single storey side extension with balcony.	Approved	09.06.2022
22/01245/FULHH	Proposed removal of existing building and replacement buildings to form home office and garage with log store and potting shed.	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)

SP7 Place Shaping Principles

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

SPL3 Sustainable Design

PPL9 Listed Buildings

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 demolition of an existing outbuilding and erection of replacement buildings to form home office and garage with log store and potting shed.

##### 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 outbuilding located to the south east of the site will serve a garage, log store and Potting Shed. The proposed outbuilding to the front of the site, situated towards the west will serve a home office with W/C and Kitchen. The case officer has visited the site to confirm that the application site is able to accommodate for the proposed outbuildings whilst retaining adequate

private amenity space. The proposed outbuildings are therefore considered to be of an acceptable size and scale in relation to the host dwelling.

The proposed outbuildings will be finished in weatherboarding with pitched slate roofs, the windows and doors will be painted timber. The proposed outbuildings are considered to be of an acceptable design and appearance, in keeping with the host dwelling and its locality. The proposed home office is located towards the front of the site and will therefore be visible to the streetscene, although shielded by the existing boundary treatments and set back from the boundary it will therefore not appear overly dominant. The proposed garage / log store / potting shed is located towards the rear of the site and is not visible to the streetscene. The proposed development is not considered to have any significant harmful effect on the visual amenities of the area.

### Impact on Listed Building

Policy PPL9 of the Tendring District Local Plan requires new developments that affect a listed building or its setting will only be granted permission if they protect its special architectural or historic interests, its character, appearance and fabric. Proposals should demonstrate that they are justifiable through an informed assessment of the significance of the heritage asset, and are of a scale and design that respects the significance of the listed building and its setting.

Grade II Listed Ash House is located to the east of the application site. Due to its proximity to Grade II listed building Essex County Council Heritage have been consulted on this application and have submitted the following comments;

“The application is for proposed removal of existing building and replacement buildings to form home office and garage with log store and potting shed.

The proposal site is in close proximity to Grade II listed Ash House. The existing property and outbuilding were likely built in the second half of the 20th century, on a site that was previously occupied by another dwelling and on part of the adjoining fields which were on the same ownership.

The existing building to be demolished is a modern outbuilding of no significance and in poor condition.

The proposed development would be built on a land that was not historically connected to Ash House. The view of the proposed home office and potting shed from the designated heritage asset would be completely screened by the existing woodland.

As the proposed development is not considered to have any impact on the setting of Grade II Listed Ash House, there is no objection to this application.”

The proposed outbuildings are considered to be of an acceptable scale, design and appearance in relation to the host dwelling and are well shielded from the listed building by the existing shrubbery along the site boundary. The proposal therefore has no impact on the setting of the listed building and is compliant with the aforementioned policy.

### 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 proposed outbuildings are of a single storey nature and therefore pose no significant risk of overlooking or loss of privacy to the adjacent neighbouring dwellings.

The proposed outbuildings are not located adjacent to any neighbouring dwellings and have no impact on the loss of light.

## Highway issues

The proposal includes the erection of a new garage. Essex County Council require that a garage measures 7 metres by 3 metres internally to be considered an acceptable parking space. The proposal garage does not meet these requirements and can therefore not be considered an appropriate parking space. However, the site benefits from a large plot of land with plenty of space for parking to the front to accommodate for a dwelling of this size. The proposal is therefore considered acceptable in terms of Highway Safety.

## 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.

### Ancillary Use

The hereby approved buildings shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Harvest House Ardleigh Road Little Bromley Manningtree Essex CO11 2QA and shall not be independently occupied.

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