

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	28/09/2022
Planning Development Manager authorisation:	SCE	30.09.2022
Admin checks / despatch completed	ER	30/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	30.09.2022

Application: 22/01080/FULHH **Town / Parish:** Little Bentley Parish Council

Applicant: Mr and Mrs Michael Holderness

Address: Orchard House Church Road Little Bentley

Development: Proposed two storey rear extension and single storey side/rear extensions, including minor modifications to elevations.

1. Town / Parish Council

Little Bentley Parish Council No comments received

2. Consultation Responses

Not required for this application

3. Planning History

14/01876/FUL Two storey rear extension and change of use of land currently used as garden to the rear. Approved 09.02.2015

22/01080/FULHH Proposed two storey rear extension and single storey side/rear extensions, including minor modifications to elevations. 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

PPL3 The Rural Landscape

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)

Application Site

The application site is located on the south-western side of Church Road within the parish of Little Bentley. Orchard House is a detached part two-storey, part 1.5 storey dwelling finished in painted render with only one immediate neighbour to the south. The site is outside of the defined development boundary and is predominantly surrounded by open countryside.

The site has not been awarded special protection by conservation area or listed building status.

Proposal

This application seeks planning permission for a two storey rear extension and single storey side/rear extensions, including minor modifications to elevations.

The proposal has been amended since its initial receipt to allow for an extension which is better in keeping with the host dwelling.

Assessment

Design and Appearance

The proposal will be a noticeable addition when viewing and approaching the house from Church Road. The proposal will be set back from the front boundary shared with the highway with the existing house and garage assisting in partially screening it. This set back and partial screening will reduce the enlargements impact allowing it to appear appropriately within the locale.

The proposed two storey element will match the eaves and ridge height of the existing house preventing it from appearing as an overly prominent feature and the continuation of the roof will maintain the cottage like character of the house already achieved.

The proposal is relatively large in depth however the house is situated on an amply sized plot which would allow for suitable separation between the enlargement and boundary. This separation would prevent the proposal from appearing cramped in appearance and would also allow for the site to retain its rural character within this countryside setting.

The majority of the proposal along with the remainder of the house will be finished in cream/white render with the small single storey rear extension will be finished in beige weatherboarding. The use of render will be in keeping with the host dwelling and the use of grey boarding will be a suitable contrast. The boarding will be placed on the single storey extension ensuring only minimal impact to the house which would not detract from its character or appearance.

The site is of a large enough size to accommodate the proposal and still retain a usable area of private amenity space.

Impact on Neighbours

The nearest neighbour to the application site is "Field View" located to the south east.

The proposal will be visible to this neighbour and will be sited ample distance from the boundary preventing it from resulting in a significant loss of light and outlook to this neighbour.

The proposal will result in additional openings along the rear elevation which will achieved views into this neighbours garden. As the house is already two storey in size similar views are already achieved by existing first floor windows here and therefore the additional overlooking resulting from the proposal would not be so significant to refuse planning permission upon in this regard

Other Considerations

Little Bentley Parish Council have no objections to the proposal.
There have been no letters of representation received.

Conclusion

In the absence of material harm resulting from the proposed 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:

HOL/SK/25YA
HOL/SK/24YA
HOL/SK/20

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.