

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/09/2022
Planning Development Manager authorisation:	SCE	28.09.2022
Admin checks / despatch completed	ER	30/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	30.09.2022

Application: 22/01326/FULHH **Town / Parish:** Bradfield Parish Council

Applicant: Mr Trevor and Mrs Charlotte Lee

Address: Shirfield Heath Road Bradfield

Development: Proposed single storey rear extension.

1. Town / Parish Council

Bradfield Parish Council
08.09.2022

Bradfield Parish Council has no comment on this application.

2. Consultation Responses

Not required

3. Planning History

22/01326/FULHH Proposed single storey rear extension. 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

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 planning permission for the erection of a single storey rear extension to a detached bungalow within the settlement boundary.

Assessment

Design and Appearance

The proposal will be set back from the front boundary and largely screened by the host dwelling allowing for only minor views from Heath Road which would not be detrimental to the appearance and character of the existing house or streetscene.

The proposal is of a suitable size and scale in relation to the existing house and will be finished in materials consistent with the host dwelling.

The site is of a large enough size to accommodate the proposal and maintain a usable area of private amenity to the rear.

Impact on Neighbours

The proposal is of a minor scale which will be sited away from shared boundaries and largely screened by the existing dwelling and boundary fencing and outbuildings preventing it from resulting in a significant loss of amenities to neighbouring sites.

Other Considerations

Bradfield Parish Council has no comment on this application.
No letters of representation have been 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 plans;

0419/PL/03

0419/PL/02

0419/PL/01

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.