

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	28/09/2022
Planning Development Manager authorisation:	SCE	05.10.2022
Admin checks / despatch completed	ER	05/10/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	05.10.2022

Application: 22/01379/FUL **Town / Parish:** Bradfield Parish Council

Applicant: Rebecca Bathory

Address: Bradfield Methodist Church Heath Road Bradfield

Development: Proposed window material change to sash windows to former church hall, demolition of existing boundary wall and the erection of 1.8m feather edge timber boundary fence.

1. Town / Parish Council

Bradfield Parish Council No comments received

2. Consultation Responses

Not applicable to this application

3. Planning History

02/01909/FUL	Construction of disabled toilet in existing light well between the church and church hall	Approved	24.12.2002
05/00917/FUL	Erection of a rear and side extension to church hall to accommodate kitchen and storeroom.	Approved	18.07.2005
74/01389/FUL	Extend church premises	Approved	18.03.1975
79/00179/FUL	Sunday school hall	Approved	03.04.1979
21/01754/FUL	Proposed change of use from Class D1 (place of worship) to C3(a) Residential with internal works.	Approved	02.02.2022
22/01379/FUL	Proposed window material change to sash windows to former church hall, demolition of existing boundary wall and the erection of 1.8m feather edge timber boundary fence.	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)

Application Site

The application site is a former church building finished in brick. The building has previously received planning approval for the change of use into a residential dwelling under planning permission 21/01754FUL however upon the officers site visit this use does not appear to have been implemented yet.

The building is not located within a conservation area and has not been awarded listed building status.

Proposal

This application seeks permission for a window material change to sash windows to former church hall, demolition of existing boundary wall and the erection of 1.8m feather edge timber boundary fence.

Assessment

Design and appearance

The existing site has a mixture of boundary treatments comprising of close boarded fencing to the rear and side along with metal fencing at the front and a wall at the other side. The proposal does incorporate the replacement of the existing side wall with fencing to match that already at the site.

This will be noticeable from Heath Road however given its minor nature and consistencies with the existing boundary fencing is considered appropriate and will not result in a harmful impact to the appearance and character of the locale.

The proposed alterations to the windows will be publicly noticeable however given their minor nature and set back from the front boundary will not have a harmful impact to the existing streetscene.

The proposal will allow for the replacement of the existing upvc windows with timber framed sash windows which are considered to be better inkeeping with the buildings existing character and allowing for a visual improvement to the appearance of the existing building.

Impact to Neighbours

The proposal is a minor change which will not result in any new additional openings to the building. The new fencing will be visible to neighbouring sites and will replace an existing wall which is a minor change. As a result of their minor nature the proposal will not result in a loss of amenities to neighbouring sites.

Other considerations

Bradfield Parish Council have not objected to the proposal.
There has been one letter of support 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:

104

103

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.