

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	23.05.2022
Planning Development Manager authorisation:	SCE	24.05.2022
Admin checks / despatch completed	ER	25/05/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	25.05.2022

Application: 22/00598/FULHH **Town / Parish:** Great Bromley Parish Council

Applicant: Mr Durrell

Address: 3 Fairfield Close Great Bromley Colchester

Development: Proposed single storey rear extension.

1. Town / Parish Council

Great Bromley Parish
Council
14.04.2022

Great Bromley Parish Council had no objection.

2. Consultation Responses

Not Applicable

3. Planning History

08/00717/FUL	Erection of a two-storey rear extension (following removal of existing conservatory).	Approved	22.07.2008
--------------	---	----------	------------

22/00598/FULHH	Proposed single storey rear extension.	Current	
----------------	--	---------	--

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

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)

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 erection of a single storey rear extension.

Application Site

The application site serves a two-storey detached dwelling located to the south-west of Fairfield Close. The site is located outside of any defined settlement development boundary. The dwelling is finished in brickwork and render with a pitched tiled roof. The front of the site serves a pebble-dash hardstanding with brick-paved areas. The rear of the site is laid to lawn with patio area / paving located by the dwelling and adjacent outbuildings. The surrounding streetscene of Fairfield Close is comprised from dwellings of a similar design and appearance.

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 extension is located to the rear of the dwelling and will measure 4 metres deep by 4.5 metres wide with an overall height of 3 metres. The extension will incorporate the installation of a roof lantern measuring 0.6 metres high. The proposal is considered to be of an appropriate size and scale in relation to the host dwelling and its locality. The application site can accommodate for a proposal of this size and scale whilst retaining adequate private amenity space.

The extension will be finished in a brickwork to match the host dwelling. It will have a flat roof design offset by the installation of a roof lantern. As the extension is located to the rear of the dwelling it will not be visible to the streetscene. The proposal is considered to be of an in keeping design and appearance, with the use of matching materials helping the extension to blend with the host dwelling. The proposed extension has no significant adverse effects on the visual amenities of the area.

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 extension is of a single storey nature and therefore poses no significant risk of overlooking or loss of privacy to the adjacent neighbouring dwellings.

Due to the positioning of the host dwelling and proposed extension within its plot in relation to the siting of the adjacent neighbouring dwellings, the proposed extension is located an adequate distance from these neighbouring dwellings and has no impact on the loss of light.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Great Bromley Parish Council have no objection to 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. 1.0 00
Drawing No. 1.1 00

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.

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