

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	08.02.2023
Planning Manager / Team Leader authorisation:	JJ	08/02/2023
Planning Technician final checks and despatch:	ER	08/02/2023

**Application:** 22/02090/FULHH **Town / Parish:** Bradfield Parish Council

**Applicant:** Mr and Mrs Nunn

**Address:** Triangles Station Road Bradfield

**Development:** Proposed conversion and extension of single garage to form annex.

### **1. Town / Parish Council**

Mr Bradfield Parish  
Council  
11.01.2023

Bradfield Parish Council objects to this planning application.

There was a recent planning approval for Triangles (22/01282/FULHH) to be converted from a small single storey bungalow to a two-storey house. The block plan submitted in that application shows that the newly amended dwelling will have five bedrooms, four on the first floor and one on the ground floor.

The current application (22/02090/FULHH) proposes to convert and extend the existing single garage on site, to provide a self-contained one-double bedroom dwelling with all associated living services and facilities.

The overall site at Triangles is not large. Bradfield Parish Council has concerns that this application if granted would:

1. Not result in an annex to the existing dwelling but would create a new separate and self-contained dwelling.
2. Result in an overdevelopment of the site.
3. Would result in inadequate vehicle parking and turning space, enabling all the potential residents and visitors to enter, turn and exit onto the road forward facing.

The application also states that trees will be removed to facilitate the garage conversion. The TDC Tree Officer should consider this proposal.

Officer response – these comments have been fully addressed in the below report.

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

22/01282/FULHH	Proposed raised roof to form 1st floor addition on existing bungalow to form a chalet bungalow.	Approved	22.09.2022
22/02090/FULHH	Proposed conversion and extension of single garage to form annex.	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

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 conversion and extension of a single storey garage to form annex.

#### **Assessment**

#### **Design and Appearance**

The case officer has visited the site to confirm it can accommodate for the proposed extensions to the annex, whilst retaining adequate private amenity space. The concern from the Parish Council is noted however an annex is proposed and the LPA has to assess the application on this basis (and not what it could become – for clarity, at the time of writing this report, the use of an annex building as an independent self contained dwelling would required planning permission). With the above in mind the proposal is therefore considered to be of an acceptable size and scale, and sufficient garden space will remain.

The annex will be finished in black vertical timber boarding with a grey slate roof and black UPVC windows. The annex is considered to be of an acceptable design and appearance with no significant harmful impact on the visual amenities of the area.

#### Impact on Neighbouring Amenities

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

The proposal is located an adequate enough distance from the neighbouring dwellings as to have no impact on the loss of light.

#### Highway Safety

The annex conversion will result in a loss of garage space, however the existing garage does not comply with Essex County Council Highway Requirements for a garage to measure at least 7 metres by 3 metres internally in order to be considered an acceptable parking space. As the garage does not meet this criteria the proposal cannot be said to cause a loss of a parking space. Furthermore, the block plan shows there is adequate space to the front of the site to accommodate parking for the site.

#### Other Considerations

Bradfield Parish Council have objected to this application, their comments have been included in full above.

#### Officer Response-

- Should permission be granted it is considered reasonable and necessary for a condition to be imposed to ensure the use of the annex remains ancillary to that of the host dwelling.
- The case officer has visited the site and deemed that the site can accommodate for this proposal whilst retaining adequate private amenity space, the proposal is therefore not thought to result in overdevelopment of the site. The application has to be assessed on its merits and on the basis of the proposal in front of the LPA.
- The issue of highway safety has been fully addressed in the above report and is not deemed to be a concern.
- The application does not result in the removal of any protected trees and is considered to be acceptable.

No other letters of representations 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 drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Drawing No. 536-07 C

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 The building hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 'Triangles, Station Road, Bradfield'.

Reason - The site is unsuitable for an independent residential unit.

**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.

<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