

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	CC	12.09.2023
Planning Manager / Team Leader authorisation:	JJ	12/09/2023
Planning Technician final checks and despatch:	JJ	12/09/2023

Application: 23/01015/FULHH **Town / Parish:** Ardleigh Parish Council

Applicant: Mr and Mrs PCM Hamblin

Address: The Hollies The Street Ardleigh

Development: Proposed single storey rear extension.

1. Town / Parish Council

Ardleigh Parish Council No Comments Received

2. Consultation Responses

Not Applicable

3. Planning History

06/01865/FUL	New conservatory	Approved	13.03.2007
79/00373/FUL	Extn to existing premises for residential use and new double garage	Refused	11.09.1979
82/00244/FUL	Demolition of out building (to erect new garage)	Approved	25.05.1982
18/00954/TCA	1 No. Holly - Fell	Approved	11.07.2018
23/01015/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):

SP1 Presumption in Favour of Sustainable Development

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022):

SPL1 Managing Growth

SPL3 Sustainable Design

LP3 Housing Density and Standards

LP4 Housing Layout

PPL8 Conservation Areas

Supplementary Planning Guidance:

Essex Design Guide

Conservation Area Appraisal

Local Planning Guidance:

Essex County Council Car Parking Standards - Design and Good Practice

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), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) 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 to the east of The Street, within the settlement development boundary of Ardleigh. The site is also located within the Ardleigh Conservation Area.

Proposal

This application seeks permission for the erection of a single storey rear extension.

Assessment

Design and Appearance

The extension is of a minor nature and located to the rear of the site. It is not visible to the public views of the streetscene.

The application site can accommodate for the proposal whilst retaining adequate private amenity space. The extension is therefore deemed to be of an appropriate size and scale.

The extension will be finished in materials to match those of the existing dwelling. The exterior walls will be finished in render with the mono-pitched roof finished in a matching roof tile. The use of matching materials will help the proposal to blend with the site and it is therefore considered to be of an acceptable design and appearance.

Impact on Conservation Area

Due to the minor nature of the proposal, the Local Planning Authority has not deemed it necessary to consult with Essex County Council Place Services.

The proposed extension is of an acceptable scale and appearance and effortlessly blends with the appearance of the existing site. It has no adverse impacts on the special character of the Conservation Area.

Impact on Residential Amenities

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

The proposal is not located immediately adjacent to any neighbouring dwellings and has no impact on the loss of light.

Other Considerations

The proposal has no impact on the parking provisions at the site and is deemed acceptable in terms of highway safety.

Ardleigh parish council have not submitted any comments on the application.

No other letters of representation have been received.

Conclusion

The proposal is consistent with the above-mentioned National and Local planning policies. In the absence of material harm the proposal is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below 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 subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Drawing No. 516-001

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

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.

<p>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</p>	<p>YES</p>	<p>NO</p>

Are there any third parties to be informed of the decision? If so, please specify:	YES	NO
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