

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	ER	13/09/2023
Planning Manager / Team Leader authorisation:	AN	14/09/23
Planning Technician final checks and despatch:	JJ	19/09/2023

**Application:** 23/01149/FULHH **Town / Parish:** Ramsey & Parkeston Parish Council

**Applicant:** Ms Kerry Lonsdale

**Address:** Ivydale Church Hill Ramsey

**Development:** Proposed single storey rear extension to kitchen. First floor extension to side over existing single storey extension.

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

Ramsey and Parkeston Parish Council      No objections

### **2. Consultation Responses**

Not required

### **3. Planning History**

93/01293/FUL	Single storey side extension and internal alterations to dwelling house	Approved	23.12.1993
94/01071/FUL	(Ivydale, Church Hill, Ramsey) Vehicular access and relocation of car port	Approved	27.06.1995
04/00769/FUL	First floor side extension and alterations	Approved	28.05.2004
23/01149/FULHH	Proposed single storey rear extension to kitchen. First floor extension to side over existing single storey extension.	Current	

### **4. Relevant Policies / Government Guidance**

NATIONAL:  
National Planning Policy Framework July 2023 (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  
PPL2 Coastal Protection Belt

Supplementary Planning Guidance:  
Essex Design Guide

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 comprises of a two storey detached dwelling located outside of the development boundary.

### **Proposal**

This application seeks planning permission for a single storey rear extension to kitchen. First floor extension to side over existing single storey extension.

### **Assessment**

#### **Visual Appearance**

The proposed side extension will be a publicly visible and a noticeable change to the existing appearance of the building. This change will allow for additional rooms at first floor and will match the roof height of the host dwelling. The side extension will be set back from the front boundary of the site and in line with the front wall of the host dwelling reducing its prominence in the streetscene and preventing it from over dominating the existing house. The extension will match the height of the host dwelling and comprise of other similarities, like similar materials and window styling, allowing it to appear cohesively with the main dwelling.

The proposed rear extension will be to the rear of the house and largely screened as such. Due to the position of the house on its plot there will be some elements of this extension publicly visible from Church Hill however these will be minimal and not detrimental to the appearance/ character of the host dwelling and locale.

The proposed additions are of a suitable design and scale in regards to the main house and will be constructed from materials which match the host dwelling.

The site is of a sufficient size to accommodate the proposal and still retain a appropriate level of private amenity space.

The proposed additions are therefore considered suitable to the existing house and would not result in a harmful impact to the appearance/ character of the dwelling or locale.

The proposed extension is sited along the sites boundary. However as the neighbour known as "Curfew" is set off of the boundary and sited significantly behind the host dwelling this extensions positioning will still allow for open space to be retained between the houses preventing it from appearing cramped within the streetscene.

#### Coastal Protection Belt

The site is located within the Coastal Protection belt and therefore policy PPL2 is relevant.

The proposal has been designed to respect the existing character of the house and lies within the confines of the existing garden. It would therefore not have a harmful impact upon the open character of the landscape or undeveloped coastline.

#### Impact to Neighbours

Sited to the east of the site is a property known as "Curfew." This neighbouring house is set further back on its plot compared to the host dwelling. This neighbour will achieve views of the proposal as it will be constructed along the sites boundary. This neighbour is positioned differently on its plot and is significantly further back compared to the host dwelling meaning that the proposal would not be visible from their rear garden or have a impact on their rearward openings. The proposal will be visible from its front windows however is sited significantly away to not result in such a significant harm in terms of loss of light and outlook.

The proposed side extension does not benefit from any side facing windows and therefore would not result in a loss of privacy to this neighbour. It is noted any new windows within this side elevation at first floor will require planning permission.

It is considered that there would not be such a significant loss of outlook or light to this neighbour which would require the need to refuse permission upon.

The proposed enlargements will be sited a suitable distance from the boundary to west known as Fieldrise and would therefore not result in a loss of amenities to this neighbour.

The proposed first floor side extension will allow for one new rearward facing opening which will serve Bed 4/ study and look rearward into neighbouring gardens. The existing house is already two storey in nature meaning that it has clear views into neighbouring gardens. The new window will achieve similar views and therefore the loss of privacy resulting from this new window would be considered unreasonable grounds to refuse planning permission upon.

#### Other Considerations

Ramsey and Parkeston Parish Council have no objections to the proposal. There have been no letters of objection received.

#### Conclusion

The proposal is therefore compliant with national and local policies and in the absence of material harm resulting from the proposal the application is recommended for approval.

## **6. Recommendation**

Approval - Full

## **7. Conditions /**

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.

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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.

<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