



AGENT: Stour Valley Design
Swan Corner
Mill Lane
Bradfield
Manningtree
Essex
CO11 2UT

APPLICANT: Mr David Roberts and Miss
Catherine Eagle
Lynton
Ardleigh Road
Great Bromley
Colchester
Essex
CO7 7TL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 25/00173/FULHH **DATE REGISTERED:** 3rd February 2025

Proposed Development and Location of Land:

**Householder Planning Application - two storey side and rear extension, and first floor and single storey rear extensions (following demolition of existing side and rear extensions).
Lynton Ardleigh Road Great Bromley Colchester**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY REFUSE PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted for the following reason(s)

- 1 The host dwelling is a modest semi-detached property which reflects the prevailing character and appearance of the area, and its adjoining neighbour. The proposed two storey side extension is more than double the existing width of the host dwelling and is poorly proportioned in relation to the existing semi-detached dwelling. The first floor/two storey rear extensions also appear bulky and out of scale with the host dwelling. Furthermore, the single storey rear extension extends around 9 metres beyond the existing rear elevation and to a height of 4.6 metres along the neighbouring boundary resulting in a cramped appearance to the detriment of visual amenity. These extensions would also be visible at long distance across the neighbouring field exacerbating the harm to visual amenity and the character of the surrounding area, contrary to paragraph 131 of the National Planning Policy Framework and Adopted Tendring Local Plan Policies SP7 and SPL3.
- 2 Furthermore, it is considered that the combined mass of the proposed single storey and first floor/two storey rear extensions, and the siting on the boundary of the excessively deep single storey rear extension, would result in an oppressive and overbearing development when viewed from the adjoining neighbour's rear garden. This would result in significant harm to their amenity contrary to paragraph 135 of the National Planning Policy Framework and Adopted Tendring Local Plan Policy SPL3.

DATED: 6th June 2025**SIGNED:**


John Pateman-Gee
Head of Planning and Building Control

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

National:

National Planning Policy Framework 2025 (NPPF)

National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 (adopted January 2021):

SP 1 Presumption in Favour of Sustainable Development

SP 3 Spatial Strategy for North Essex

SP7 Place Shaping Principles

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

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

LP4 Housing Layout

PPL4 Biodiversity and Geodiversity

Supplementary Planning Documents:

Essex Design Guide

Local Planning Guidance:

Essex Parking Guidance Part 1: Parking Standards Design and Good Practice 2024

INFORMATIVES**Positive and Proactive Statement**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reasons set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the application as follows, (accounting for any updated or amended documents):

Site Plan - Received 03.02.2025

Drawing No. 17-2024-03 PA

Drawing No. 17-2024-04 P

Drawing No. 17-2024-05 PA

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- Please ensure that you have read the latest procedural guidance for appeals prior to submitting an appeal. The latest guidance can be found at [Procedural Guide: Planning appeals – England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/procedural-guide-planning-appeals)
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](https://www.gov.uk/government/publications/procedural-guide-planning-appeals)

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.