

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	BB	19/06/2025
EIA Development - Notify Planning Casework Unit of Decision:	N/A	
Pre-commencement condition agreement:	N/A	
Team Leader authorisation / sign off:	MP	19/06/2025
Assistant Planner final checks and despatch:	ER	19/06/2025

Application: 25/00137/FULHH **Town / Parish:** Bradfield Parish Council

Applicant: Mr Alan and Mrs Kelly Wrycraft

Address: Grasmere The Street Bradfield

Development: Householder Planning Application - Alterations and extension to roof to create first floor living accommodation including dormer windows and rooflight, front porch and part two storey, part single storey rear extension.

1. Town / Parish Council

Bradfield Parish Council Bradfield Parish Council objects to this application with the stance that the proposed is an overdevelopment and raises much concern over the privacy of neighbouring properties.

2. Consultation Responses

Not Applicable

3. Planning History

94/00673/FUL	(Grassmere, Harwich Road, Ardleigh) Two storey and single storey extension and conservatory	Approved	30.06.1994
09/60081/HOUEN Q	1. Clear 15m2 of brambles/nettles. 2. Put down concrete hard surface. 3. Remove remains of original lean-to/shed. 4. Reconstruct shed/lean-to.		22.10.2009

4. 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 Local Plan 2013-33 and Beyond (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 made and the Minerals and Waste Local Plans adopted by Essex County Council.

5. Neighbourhood Plans

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the

strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

At the time of writing, there are no draft or adopted neighbourhood plans relevant to this site.

6. Relevant Policies / Government Guidance

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)

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

Supplementary Planning Documents

[Essex Design Guide](#)

Local Planning Guidance

[Essex Parking Guidance](#) Part 1: Parking Standards Design and Good Practice 2024

7. Officer Appraisal

Application Site

The application site is located on the north-western side of The Street and contains a detached bungalow, which faces south-east. A low brick wall with mature vegetation demarcates the front boundary behind which the front garden consists primarily of soft landscaping. The rear garden is similarly laid with lawn with a mix of dense mature hedgerow and tall fencing enclosing the site on the south-western boundary whilst tall fencing and the neighbouring garage indicating the north-eastern boundary. The site is located inside the Settlement Development Boundary for Bradfield.

Proposal

This application seeks planning permission to alter and extend the roof to create a first-floor level to include dormer windows and rooflight. Additionally, the erection of a front porch and part two storey, part single storey rear extension.

Following discussion with the agent the design of the proposal was amended with the height reduced to lessen its visual prominence and the rear extension altered from a continuous two storey addition to a part two storey and part single storey projection which would reduce its impact upon the neighbouring properties outlook.

Assessment

The key considerations of this application will be Design and Appearance, Impact upon the Neighbours and Other Considerations.

Design and Appearance

Paragraph 131 of the NPPF states: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 adds planning decisions should ensure that developments are visually attractive as a result of good architecture, and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Local Plan Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to ensure all new development makes a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met: new alterations are well designed and maintain or enhance local character and distinctiveness; and the development relates well to its site and surroundings particularly in relation to its siting, height, scale, design and materials.

The alteration works to increase the roof height to facilitate a first-floor level with dormer windows and the construction of a porch will appear prominently within the public realm and will therefore have a degree of impact to the visual amenities of the locale. This being said, these elements are set back from the edge of highway by a minimum of 12.0m which reduces their visual prominence whilst being considered to be of a scale which is in keeping with the host dwelling in addition to the surrounding dwellings, where the proposal will closely mirror the height of the neighbouring property to the west and therefore not appear overly dominant. Further, with existing dense vegetation along the front boundary, all direct views of the proposal will be heavily screened negating the potential harm the proposal has upon the street scene. The part two storey/part single storey rear extension and the Juliet balcony will be heavily screened by the bulk of the host dwelling and proposed alteration works, and as such will have no visual impact. Though there are several elements being proposed, the application site is considered to be of an acceptable size to accommodate these alterations without the proposal appearing as an overdevelopment of the plot.

Despite the roof of the dwelling being increased in height, it will still retain its existing gable design with the proposed dormer windows along its slope having a similar gable roof as the host dwelling, whilst also resembling other similarly designed dormers within the locale. The single storey element of the rear extension will have a flat roof which will be crowned with 2no. roof lantern. The proposal as a whole will be finished in light coloured render with grey uPVC/aluminium fenestration and slate tiles. The Juliet balcony will consist of a stainless-steel balustrade with glazed panels. Whilst some elements of the finish differ slightly to the aesthetics of the host dwelling, the majority will closely match the appearance of the host dwelling in addition to neighbouring properties, which in turn will help negate the potential harm the proposal may have upon the visual amenity of the locale and as such does not warrant refusal of this application.

Impact to Neighbours

The NPPF, Paragraph 135, states that planning should always seek to secure a high standard of amenity for all existing and future occupants of land and buildings. In addition, Policy SP7 of the adopted local plan states that all development should protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022).

The site abuts Wentworth to the south-west, where the proposal is located approximately 6.40m from the shared boundary which is heavily populated by dense mature hedgerow which, with the gable roof design of the proposal sloping up and away from the neighbouring property thereby lessening its prominence, is considered to pose no undue harm to the adjacent property's light or outlook. The site also adjoins Manday to the north-east where its proximity to said property could pose a degree of harm due the proposals height and depth. This being said, the proposed gable roof design of the first-floor addition will lessen the dominance the proposal has upon Manday and

will finish approximately 2m past the closest window on the rear elevation on Manday which will primarily look out onto the single storey rear extension which measures 3.16m and is considered to be of an acceptable size to not impact the outlook from this opening. Further, due to the rear proposal height, depth and proximity to Manday, the 45-degree daylight test has been undertaken. Whilst the proposal fails in plan it passes in elevation, so passes the combined test and a refusal on the grounds of loss of daylight cannot therefore be justified. Additionally, with the orientation of both the host and neighbouring property whose rear elevations faces north-west and the close proximity of the two properties in addition to the host dwelling proceeding past the rear of Manday and the tall fencing along the shared boundary the light entering the rear of the neighbouring property is already severally limited.

Several openings are proposed at first floor level: 1no. window to the front elevation, 3no. dormer windows on the north-eastern facing roof slope, 3no. dormer windows on the south-western facing roof slope and 1no. Juliet balcony to the rear elevation. The opening to the front of the property will overlook the highway and the front gardens of the adjacent dwellings and is unlikely to impact the neighbour's amenities. All 6no. dormer windows are detailed on the plans as being obscure glazed and fixed closed within 1.7m of the floor level with the top light windows above being clear and opening. Despite the top light windows being transparent they will be positioned a substantial height above floor level that views out of these windows will be severely limited and therefore unlikely to pose significant harm to the privacy of the neighbours. The Juliet balcony to the rear will allow an overlook over the neighbouring plots to either side of the application site which are currently not overlooked by the host dwelling with it being single storey in nature. This being said, the views from the Juliet balcony would primarily be over the rear of the application site with some views of the neighbouring rear gardens possible albeit from an oblique angle. Further, the views into the amenity space of Wentworth are impeded by the size of the neighbouring property which exceeds the depth of the first-floor extension. Additionally, though Manday isn't currently overlooked by the host dwelling, it is overlooked by Orchard View to the north-east who has an established outlook over the private amenity space of the adjacent dwellings and therefore, the Juliet is considered not to pose a significant and detrimental impact to warrant refusal.

The porch being single storey in nature and located in the middle of the front elevation where it will be adequately screened by the existing boundary treatment, is unlikely to pose any harm to the neighbours' amenities.

Other Considerations

Bradfield Parish Council object to the application citing the proposal is an overdevelopment and will impact the privacy of the neighbouring properties.

Officers Response: The issue regarding overdevelopment and loss of privacy have been addressed in the above report.

3 letters of representation have been received expressing concerns with the following:

- Loss of light (*This has been addressed in the above report*)
- Loss of privacy (*This has been addressed in the above report*)
- Dirt and dust permeating into the neighbouring dwellings. (*This matter would need to be raised with our Environmental Protection Team if and when the issue occurs.*)
- Hours of construction. (*This matter would need to be raised with our Environmental Protection Team if and when the issue occurs.*)
- Impact to the street scene (*This has been addressed in the above report*)

Ecology and Biodiversity

General Duty on all Authorities

The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England." Section 40

states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance.

This development is subject to the general duty outlined above. An informative has been imposed strongly encouraging the applicant to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Therefore, the development on balance, with consideration of the impact of the development and baseline situation on site, is considered likely to conserve and enhance biodiversity interests.

Biodiversity Net Gain

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. This excludes applications for householder development. This proposal is not therefore applicable for Biodiversity Net Gain.

Protected Species

In accordance with Natural England's standing advice the proposed development site and surrounding habitat have been assessed for potential impacts on protected species. It is considered that the proposal is unlikely to adversely impact upon protected species or habitats.

Conclusion

In accordance with the overarching duty outlined above, this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests. Further, the proposed development is consistent with the above mentioned national and local planning policies and, in the absence of material harm the proposal is recommended for approval.

8. Recommendation

Approval - Full

9. 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.

- Drawing No. 46-2024-03PA
- Drawing No. 46-2024-04PA
- Drawing No. 46-2024-05P
- Drawing No. 46-2024-06PA
- Drawing No. 46-2024-24PA

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.

3 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS AND NON OPENING WINDOW

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), all 6no. dormer windows in the north-eastern and south-western roof slope shall be non-opening within 1.7m of the floor level and glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

REASON: To protect the privacy and amenities of the occupiers of neighbouring property.

NOTE/S FOR CONDITION

Level 5 is also referred to as Privacy Level 5 and this web site may be of use, the Council accepts no responsibility for content.
<https://www.pilkington.com/en-gb/uk/householders/decorative-glazing>
If you are in any doubt as to the level referred, please contact the Local Planning Authority to discuss.

10. **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.

Ecology Informative

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include:
<https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>

11. **Equality Impact Assessment**

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

12. Notification of Decision

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	<u>NO</u>
Are there any third parties to be informed of the decision? If so, please specify:	YES	<u>NO</u>
Has there been a declaration of interest made on this application?	YES	<u>NO</u>