

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	11/06/18
Planning Development Manager authorisation:	SCE	11-06-18
Admin checks / despatch completed	pw	11/6/18
	AP	11/6/18

**Application:** 18/00485/FUL                      **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr & Mrs Drummond

**Address:** New Forge House Station Road Ardleigh

**Development:** Proposed internal and external alterations.

### 1. Town / Parish Council

Ardleigh Parish Council

The Parish Council has no objection to this planning application.

### 2. Consultation Responses

Not Applicable

### 3. Planning History

18/00485/FUL	Proposed internal and external alterations.	Current
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### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Areas

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design



### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16<sup>th</sup> June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

### **5. Officer Appraisal (including Site Description and Proposal)**

#### Site Description

The application site is New Forge House, Station Road, Ardleigh, a two storey detached dwelling located within the development boundary of Ardleigh and within the Ardleigh Conservation Area. The host dwelling is situated within a residential area, predominantly constructed from detached dwellings.

#### Proposal

The application seeks planning permission for internal and external alterations. The proposed porch will measure 3.3 metres in width, 1.55 metres in depth with an overall height of 4.1 metres. The application also proposes the host dwelling to be finished in render.

The plans submitted demonstrate roof lights and a change of fenestration however these are considered permitted development and have not been taken into consideration within this application.

#### Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenities, heritage impact and parking.

#### Design and appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed porch is situated to the front of the host dwelling and as a result it will be visible from the street scene of Station Road. The proposal is cited centrally in the front elevation of the host dwelling and maintains a sense of symmetry. Whilst it is relatively large in size there is an existing porch in situ and the design incorporates a pitched roof in-keeping with the host dwelling. The proposed rendering to the host dwelling will be visible to the street scene, however it is considered that the change of material will give the host dwelling a modern appearance and therefore will not cause any significant impact upon the street scene.



### Impact upon neighbouring amenities

Due to the porch being single storey and a sufficient distance away from the neighbouring boundaries, it is considered that the proposal will not cause any significant impact upon neighbouring amenities.

The proposal is not considered to have any material adverse impact to the loss of privacy, loss of light or outlook of neighbouring amenities.

### Heritage Impact

Policy EN17 of the Tendring District Local Plan 2007 and Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) state that development within a Conservation Area must preserve or enhance the special character or appearance of the Conservation Area.

The application site lies within Ardleigh Conservation Area, a heritage statement has been provided to justify how the proposal will either preserve or enhance the area.

The proposed porch and rendering of the dwelling will be visible from Station Road. Due to there being other examples of the proposals within the streetscene, it is considered that there will not cause any significant harm upon the character of the Conservation Area.

### Parking

The existing site comprises of two garages, however the proposal is to change one of the existing garages to have a single door with windows to the front elevation. Although, there will be a loss of a garage, it is considered that there is sufficient parking to the front of the host dwelling to accommodate two parking spaces in line with Essex Parking Standards.

### Other Considerations

Ardleigh Parish Council have no objections to this application.

No letters of representation have been received.

### Conclusion

In the absence of any significant material harm resulting from the development, 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 plans: Drawing no. 1098-01-03B, 1098-01-04B

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

## 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