

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	05/06/18
Planning Development Manager authorisation:	AN	11/6/18
Admin checks / despatch completed	AP	11/6/18

**Application:** 18/00213/FUL **Town / Parish:** Great Oakley Parish Council  
**Applicant:** Mr Bill Watson  
**Address:** Pyghtle Lodge Harwich Road Great Oakley  
**Development:** Extension and alterations to existing bungalow.

### 1. Town / Parish Council

Great Oakley Parish Council      No objection

### 2. Consultation Responses

n/a

### 3. Planning History

07/00379/FUL	Proposed extension and alterations to existing bungalow.	Approved	02.05.2007
18/00213/FUL	Extension and alterations to existing bungalow.	Current	

### 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  
 HG9 Private Amenity Space  
 HG14 Side Isolation

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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**

### Site Description

The application site is north facing and situated within development boundary 1 of Great Oakley. The main property, a single storey lodge faces eastwards towards the shared driveway/track which leads to Spurgeons Pyghtle. Pyghtle Lodge is a rendered property with a clay tile roof. A small brick porch with black weather boarded gable and a white wooden door sit on the eastern elevation. A single pitched roof garage lies at the southern end of the application site. High hedging borders the front boundary and western side boundary. The garden which surrounds the property is laid to lawn with mature shrubs.

### Description of Proposal

The application proposes the construction of a single storey extension attached to the southern elevation of the existing property. The extension measures a maximum of 10.669 metres in depth, 5.18 metres in width with an overall height of 4.6 metres. The height to the eaves is 2.1 metres. The extension will have four windows on the south elevation and no openings on any other elevations. A new window will be created in an existing ground floor bedroom which will become the study which is considered as permitted development. The materials used will match the existing dwelling. The additional floor space created will accommodate three bedrooms and an en suite shower room.

Application number 07/00379/FUL approved a similar extension and alterations however this was never constructed. The recent application utilises the same footprint with small changes to the original submission.

### Assessment

The design and appearance, and residential amenity are the main considerations for this application.

### Design and Appearance

The roof of the proposed extension will be visible when travelling east along Harwich Road and the front of the extension will be visible when travelling west, however due to the distance it will be set back from Harwich Road and the screening provided by the high hedging will ensure that there is not a significant impact to the street scene. The use of matching materials on the single storey extension will help it to blend in with the existing lodge and ensures that the character of the existing dwelling and the immediate area is not significantly harmed.

### Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary, which in this case has been met where the south western boundary is shared with The Haven.

Due to the distance of over 6 metres from the proposed extension to the neighbouring dwelling of The Haven, and the orientation of the buildings there will be no significant impact to loss of light, privacy or outlook to this neighbour.

There are no neighbours to the east of the application site, only the drive to Spurgeons Pyghtle and a track for agricultural use associated with the agricultural land to the east.

There will be no change to the off road parking arrangements; there is space in front of the house and next to the existing garage for off road car parking. At least 150 square metres of private amenity space remains following the construction of the proposal which is considered more than adequate.

Other Considerations

Great Oakley Parish Council made no objections regarding this application.

No other letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the development, the application is recommended for approval.

**6. Recommendation**

Approval - Full

**7. Conditions**

- 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: Block Plan 1:500, Proposed Floor Plan 1:50, Side Elevation, Front Elevation and Side Elevation and Rear Elevations drawings.

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