

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	12/6/18
Planning Development Manager authorisation:	AN	12/6/18
Admin checks / despatch completed	AP	13/6/18

GR

Application: 18/00628/FUL **Town / Parish:** Great Oakley Parish Council

Applicant: Mr & Mrs Steve Pryer

Address: Stonehall Farm Stonehall Lane Great Oakley

Development: Proposed single storey extension and alterations.

1. Town / Parish Council

Great Oakley Parish Council No objection

2. Consultation Responses

n/a

3. Planning History

93/00860/FUL	(Stone Hall, Stone Hall Lane, Stones Green, Great Oakley) Side extension	Approved	26.08.1993
95/00370/FUL	(Stone Hall, Stone Hall Lane, Stones Green, Great Oakley) Proposed entrance lobby	Approved	03.05.1995
95/01400/FUL	(Stone Hall, Stones Green, Great Oakley) Use of land for garden - New Access	Approved	18.12.1995
03/01005/FUL	Demolition of rear extension and addition of dining room, utility room and two bedrooms	Approved	14.07.2003
03/02022/FUL	Single storey side extension	Approved	28.11.2003
10/00221/FUL	Erection of detached outbuilding incorporating garaging, garden store, w.c and store at ground floor level and store/playroom/fitness room within roof space.	Refused	22.04.2010
17/01128/FUL	Extension, alterations, and outbuildings.	Approved	30.08.2017
18/00628/FUL	Proposed single storey extension and alterations.	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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

EN1 Landscape Character

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 16th 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 on the eastern side of Stonehall Lane, within the Parish of Great Oakley. The existing property occupies a large plot of approximately 0.23 hectares surrounded by arable farmland, with no immediate residential neighbours and only a few derelict farm buildings to the West. The dwelling is finished in a combination of painted timber weatherboarding and painted render under a pan tile roof. The site is outside the Settlement Development Boundary.

Planning permission was granted in August 2017 for a large extension - part two storey and part single storey - and outbuildings.

Proposal

This application seeks planning permission for a single storey extension to the south and east sides of the dwelling, following the demolition of the existing conservatory. The proposed extension is sited in the same position, but is smaller than that originally approved under 17/01128/FUL, and no outbuildings are included in this proposal.

Materials will match those used in the existing dwellinghouse and the overall height of the extension will be 3.54m.

Appraisal

The main considerations of this application are the principle of development, visual impact and private amenity space.

Principle of Development

The site is outside the Settlement Development Boundary (SDB). Saved policy HG12 states that proposals for an extension to an existing dwelling outside the SDB will be permitted provided that, among other things, the extension is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling, retains sufficient space around the dwelling to protect its setting and would not adversely affect adjoining properties.

It is therefore considered that there is no principle objection to an extension, subject to meeting the above criteria, discussed below.

Visual Impact

Although the proposal will be visible from the highway, the separation of 30m from the boundary means the extension will not appear overly prominent. Existing hedges and vegetation also provide some screening. The proposal is of a size and scale which is in keeping with the host dwelling and character of the locality, and is well related and in proportion to the original dwelling. The roof height is lower than that of the host dwelling, so the proposed addition appears subservient; and the use of materials which match the host dwelling creates a sense of cohesive development.

Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms be provided with at least 100 square meters of private amenity space. The dwelling benefits from a large open garden, and following the erection of the proposed extension ample private amenity space will be retained to satisfy the policy.

Other Considerations

Great Oakley Parish Council has no objections regarding the application.

No other letters of representation have been received.

Conclusion

In the absence of material harm as a result of the proposed development, this 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: Drawing no's. 367.102 Revision A and 367.104 Revision A.

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.