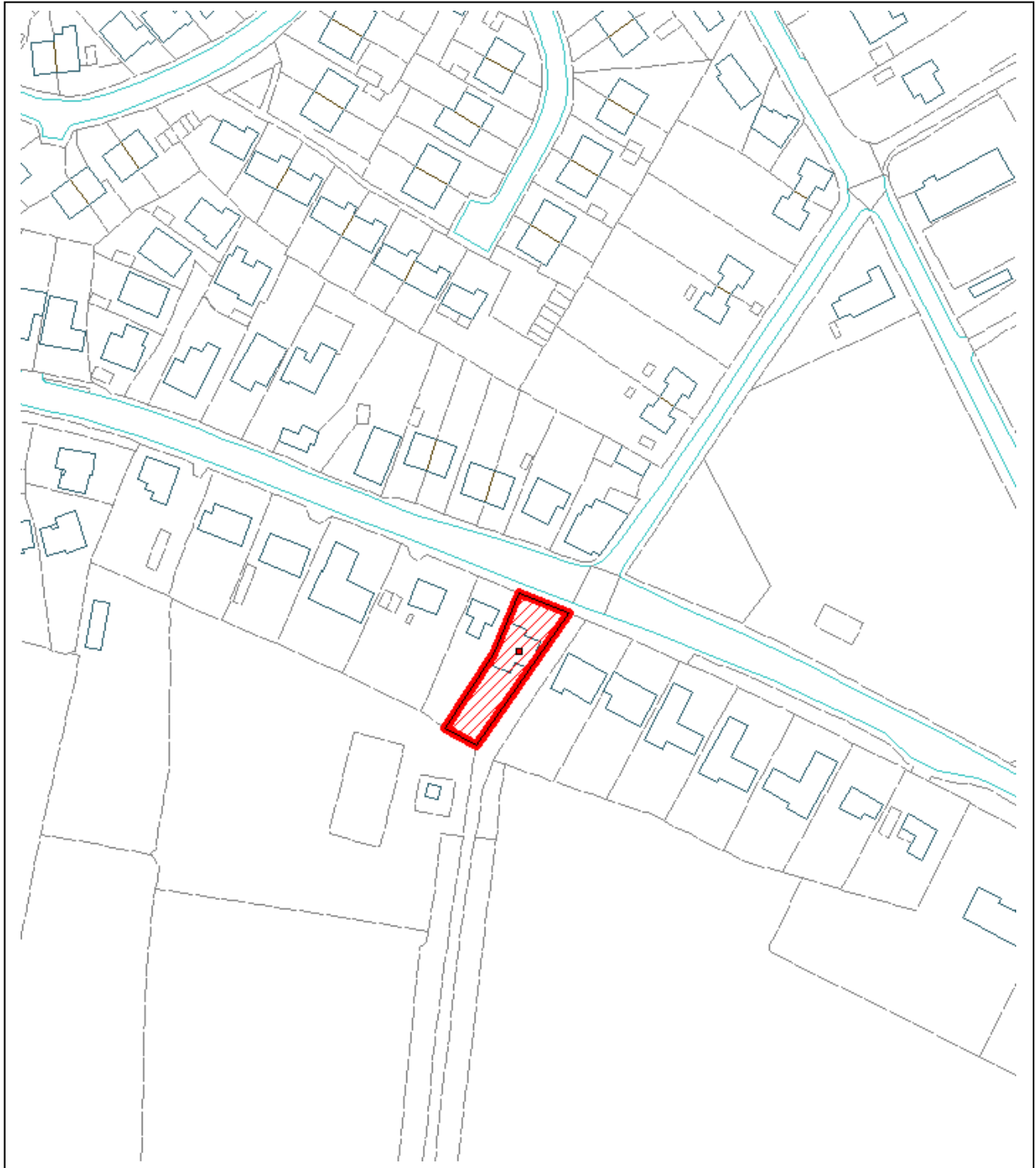


PLANNING COMMITTEE

26<sup>th</sup> June 2018

REPORT OF THE HEAD OF PLANNING

**A.6 PLANNING APPLICATION – 18/00659/FUL – MARCH HOUSE, CLACTON ROAD, THORRINGTON, CO7 8JW**



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

<b>Application:</b>	18/00659/FUL	<b>Town / Parish:</b> Thorrington Parish Council
<b>Applicant:</b>	Mr D Fisher	
<b>Address:</b>	March House, Clacton Road, Thorrington, CO7 8JW	
<b>Development:</b>	Proposed annexe building to provide living accommodation	

## 1. Executive Summary

- 1.1 This application has been called in to be determined by the Planning Committee by Councillor Nicholls on the grounds that the proposal is a disproportionate building, represents over-development of the site, that there is a lack of reasonable access and that March House is being used for business purposes as opposed to a private dwelling use.
- 1.2 The proposed annexe is to be an ancillary building within the curtilage of the main residential dwelling, March House, and will measure 4.9m in height, 8.1m in width and 9.1m in depth.
- 1.3 Following the submission of amended plans to reduce the size, design and bulk, the annexe does not result in significant visual harm or impact to existing neighbouring amenities.

**Recommendation: Approve**

**Conditions:**

1. 3 Year Time limit
2. Approved plans
3. Building shall only be occupied as an annexe ancillary to March House

## 2. Planning Policy

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

HG9 Private Amenity Space

HG14 Side Isolation

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR3A Provision for Walking

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

CP1 Sustainable Transport and Accessibility

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date.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.

### **3. Relevant Planning History**

00/01232/FUL	Non compliance with condition 8 imposed upon planning permission TEN/97/0579 - to enable retention of timber fencing in lieu of hedges	Approved	31.08.2000
97/00579/FUL	(Adjacent to 'Victoria House', Clacton Road, Thorrington) Proposed detached house	Approved	05.08.1997
98/00908/FUL	(Adjacent to Victoria House, Clacton Road, Thorrington) Proposed alteration to access to site (variation to planning permission TEN/97/0579)	Approved	03.09.1998
99/00943/FUL	Proposed alteration to access to site (Variations to Conditions 5, 6 & 7 imposed upon planning permission TEN/98/0908)	Approved	05.08.1999
18/00745/FUL	Proposed rear addition to house.	Current	

### **4. Consultations**

N/A

## **5. Representations**

- 5.1 Thorrington Parish Council have objected to the proposal on the grounds that it is disproportionate, a stand-alone dwelling, overdevelopment of the site and there is a lack of access to the site.
- 5.2 Two letters of objection have been received. The points raised have been summarised below:
  - Parking implications;
  - The building is another dwelling;
  - Noise from the building works; and
  - Concern with how the building will be accessed.

## **6. Assessment**

### Site Context

- 6.1 The application site is March House, Clacton Road, Thorrington, which is a north facing detached two storey residential property, constructed with brick and tile. The character of the surrounding area sees a degree of urban built form to all sides, predominantly residential properties; however to the north is a commercial unit, with a playing field to the north-east. Further out to the south the character changes to a more rural feel, with agricultural and grassed land, whilst adjacent to the east is a Public Right of Way running north to south.
- 6.2 The site falls within the Settlement Development Boundary for Thorrington within both the Saved Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

### Proposal

- 6.3 The application seeks planning permission for the erection of a single storey annexe to the rear of the existing garden area, measuring 4.9m in height, 8.1m in width and 9.1m in depth and constructed in brick and tile.
- 6.4 Initially the proposed annexe was to include a first floor that incorporated a rear dormer. However following concerns relating to the size, design and bulk, amended plans were then provided.

### Ancillary Use

- 6.5 The proposed annexe is to be ancillary to the main residential dwelling, March House. Within the submitted plans, it has been detailed that the annexe is required to house relatives who will serve as carers for the children, with the applicant's former partner having left the residence owing to health issues.

### Visual Impact

- 6.6 The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

- 6.7 The proposed annexe is to be sited to the rear of the host dwelling, March House. Therefore, views from the street scene along Clacton Road will largely be restricted. However, due to the adjacent Public Right of Way there be partial views looking towards the proposal from the north-east.
- 6.8 Following the submission of amended plans that have removed the first floor element and rear dormer, the size and design is appropriate and in-keeping with what would be expected from an ancillary annexe. Further, the materials, brick and tile, are in-keeping with the host dwelling.

#### Impact on Neighbouring Amenities

- 6.9 The NPPF, at paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).
- 6.10 There are a number of surrounding residential properties, notably 'Bramble Cottage' adjacent to the east and 'Victoria House' adjacent to the west. However, as the amended plans have ensured the proposal is to be single storey and there is sufficient separation distance, there is a neutral impact to existing neighbouring amenities.

#### Other Considerations

- 6.11 Policy HG9 of the Saved Tendring Local Plan 2007 states that private amenity space for a dwelling of three bedrooms or more should be a minimum of 100 square metres. The plans show this level of amenity space would be retained.
- 6.12 As the annexe is ancillary to the main residential dwelling, no additional access point is required or proposed as part of the plans, with all parking to be incorporated within the existing parking arrangement to the front of the dwelling. Adopted Essex Council Parking Standards state that where a dwelling comprises of two or more bedrooms, two parking spaces should be provided measuring 5.5m x 2.9m per space. The plans show this is comfortably achieved.

#### Conclusion

- 6.13 Overall, the principle of an annexe in this location is acceptable, and the proposal represents no visual harm or detrimental impacts to neighbouring amenities.

#### Background Papers

None.