

Section 55 Town and Country Planning Act

Design and Access Statement for Full Planning Application

Two-Storey Rear House Extension

Springfield House, Brightlingsea Road, Thorrington, Colchester, CO7 8JL

14 St Georges Business Centre - St Georges Square - Portsmouth - PO1 3EZ

Jonathan McDermott, Keith Oliver, and Helen Morris-Ruffle are Chartered Town Planners regulated by the Royal Town Planning Institute
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REG 197 6095 56



Site Information

Consultant	Francelita Balbido
Client	Harry Gilders
Site Address	Springfield House, Brightlingsea Road, Colchester
LA	Tendring District Council
Description of Development	Two-Storey Rear House extension
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	Flood zone 1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

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Local Policy Requirements

Local Plan/Core Strategy

Tendring District Local Plan adopted 26/01/2021

Effective Policies in Development Control

SPG/SPD's

Essex Design Guide 2005
Tendring District Council Pre-Application Guide

Planning History

Relevant History

None relevant to this application.

Report Date

23 November 2022

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1. Introduction

- 1.1. This design and access statement has been prepared for the rear extension at Springfield House, Brightlingsea Road, Thorrington, Colchester.
- 1.2. The proposed rear extension is subject to planning application for the ground and first-floor rear extension.
- 1.3. The Town Planning Expert is the acting agent for this application.



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Site Photograph

Matters Pursuant to application

- 1.4. The existing two-storey detached building is a three-bedroom house with ample gardens at the front and rear. The owner would like to extend the rear side of the building to create a living and dining area on the ground floor and an additional bedroom on the first floor.

Summation of Case

- 1.5. This development ensures a reasonable proportion of homes adapt to meet the changing needs of the occupants over a lifetime. It makes the most efficient use of the site and does not prevent the comprehensive development of the site and any adjoining land.

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- 1.6. The rear extension on the ground floor is for a living and dining area, while the first-floor extension is for a master's bedroom with an en-suite.
- 1.7. The application seeks to get approval for a two-storey rear extension.

2. Site Context

- 2.1. The property is located at Brightlingsea Road, Thorrington, Colchester. It is a detached two-storey building with ample gardens at the front and rear of the property.
- 2.2. The area is in a rural setting with established residential properties along the stretch of B1029/Brightlingsea Road. North of the property is Thorrington Scout Camp and Silver Spring Care Home, while the East of England Coop supermarket and Colne Community School and College are in the south. Further south of the property is Brightlingsea beach and sea harbour.
- 2.3. The Thorrington Cross railway station is 0.48 kilometres, and the Brightlingsea Hall bus stop is 1.13 kilometres from the site.

3. Local Development Framework

National Planning Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) was recently updated in July 2021 and is used as the basis of this statement.

Sustainable Development

- 3.2. Paragraphs 8 and 9 of the NPPF set out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3. Paragraphs 10 and 11 go on to provide further emphasis on the focus towards sustainable development stating:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.4. Paragraph 119 of the NPPF with regard to the effective use of land states: *Planning policies and decisions should promote effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of previously developed or 'brownfield' land.*

3.5. The Framework encourages the efficient use of land. In paragraph 120,

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively; and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed

(including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Local Policy

3.6. The Tendring District Local Plan 2013-2033 and beyond was adopted in January 2022. It has two Sections. Section 1 is the shared strategic plan for North Essex Authorities, and Section 2 is for Tendring Council and applies to all parts of the district outside of the proposed Garden Community.

3.7. Section 2 of the Tendring District Local Plan identifies areas to be developed, protected, rejuvenated and enhanced, as well as contains the policies that will apply in determining planning applications. It also provides the framework upon which Town or Parish Council or other recognised community groups can shape their own futures through the preparation of 'Neighbourhood Plans.

3.8. Section 2 of the Tendring District Local Plan and the Pre-Application Guide for Rear Extension are used as the basis for this application.

3.9. The rear extension considerations are as follows:

- Any extension should respect the scale of the original building and the space around it. Disproportionately large extensions can dominate the appearance of the existing dwelling and might not be acceptable.
- A reasonable garden area for the type of property should be retained.
- The height of the extension and its roof design should be in keeping with the building and its surroundings. The roof form on the extension should tie the addition in with the existing property.
- Flat roofed additions are normally only appropriate on very small single-storey extensions.
- Materials and details should be used that match the existing property. This helps to tie the extension into the existing property.

3.10. Impact on neighbours

- Overlooking & Loss of Privacy
- Overbearing & Oppressive
- Overshadowing

4. Principle of Development

- 4.1. The existing property is a two-storey detached building. It comprises a kitchen, living, dining and greenhouse on the ground floor and a bathroom and three bedrooms on the first floor.
- 4.2. The property is proposed to be extended at the rear to accommodate a living room and dining on the ground floor and an additional bedroom with an en-suite on the first floor.
- 4.3. The proposed ground floor would consist of a lounge, kitchen, utility room, living room and dining area, while the first floor would comprise three bedrooms, a bathroom and one en-suite bedroom.
- 4.4. The NPPF encourages the use of land in a more efficient manner. The extension is needed to accommodate the living and dining room, including the additional bedroom, for the house to be responsive to the needs of the occupier.
- 4.4. The said extension will follow the rear extensions pre-application guidance of the Tendring Council, including the Essex Design Guide (2005).
- 4.5. Given the location and the size of the curtilage of the building, the proposed development would not harm the character of the area or upon the neighbours' amenities.

5. The Design Appraisal

Scale

5.1. The rear extension of 5.30m depth x 7.30m wide would be constructed on the ground and first-floor level. The width and height of the extension are the same as the width and height of the existing house.

Amount

5.2. The proposal would add space on the ground floor for the living and dining room and space on the first floor for the additional bedroom with en-suite.

Layout

5.3. The layout of the building is changed internally due to the addition of space for living and dining on the ground floor and the additional bedroom on the first floor. The previous dining room will become a lounge on the ground floor.

Landscape

5.4. The extension would not significantly change the landscape. The existing open space at the back remains enormous after the extension.

Appearance

5.5. The changes have no significant effect on the character of the area because the materials to be used are similar in appearance to the existing house. A window at the side elevation will be added for the bathroom.

5.6. The height and length of the proposed extension are not viewed differently from the adjoining properties because it follows the height, length and appearance of the existing house.

6. The Access Appraisal

- 6.1. The building has access from the main road on both sides of the property.
- 6.2. The main access to the building is through a door at the front. There is also a door at the back.

7. Conclusion

- 7.1. The proposed rear extension would conform with the guidance for a rear extension and support the development of under-utilised land. It promotes the effective use of land in meeting the needs of the occupants and ensuring safe and healthy living conditions.
- 7.2. The extension will be similar in appearance to the existing building to maintain the character of the area.
- 7.3. The building is in a considerable area, and there is enough distance to neighbours. The proposed rear extension is out of the neighbours' view and will not affect the neighbours' amenities.
- 7.4. The fact that the development is compliant with the relevant policies and guidelines, it is respectfully requested that planning permission be granted.