

Application:	11/00172/FUL	Town / Parish:	St Osyth Parish Council
Applicant:	Mr Foreman		
Address:	Foremans Yard, Rectory Road, Weeley Heath		
Development:	Variation to garage size and location to that approved under Appeal decision APP/P1560/A/09/2107469.		

1. Executive Summary

- 1.1 This application is before members as the applicant's daughter works for the Council. The proposed garage is acceptable in design terms and accords with the Development Plan.

Recommendation: Approve

Conditions:

- **Standard time limit.**
- **Approved plans.**
- **Materials as shown on plans.**

Reason for approval:

In approving this application the local planning authority has taken account of the development plan policies and it considers that the proposed development is in accord with those policies and does not harm public amenity

2. Planning Policy

National Policy:

PPS1 Delivering Sustainable Development

PPS7 Sustainable Development in Rural Areas

Local Plan Policy:

QL9 Design of New Development

Core Strategy and Development Policies Proposed Submission Document

DP1 Design of New Development

3. Relevant Planning History

In July 2008 an application for two ecohomes (08/00839/FUL) was refused. In May 2009 the resubmission for two sustainable dwellings and associated garages (09/00311/FUL) was refused by Members. This scheme was approved at appeal in November 2009.

4. Representations

St Osyth Parish Council have no objection to the scheme.

5. Assessment

- 5.1 The approved garage is 6 metres deep by 9 metres wide and has ridge height of 5 metres. The proposed garage is larger at 7.5 metres deep by 10 metres wide and has a ridge height of 5.8 metres. The proposed garage would be situated 2.6 metres from the boundary with Rectory Road and would therefore be 0.8 metres nearer to the road than the approved scheme. The proposed garage would also be positioned 2.8 metres further south than the approved scheme by virtue of a 1.2 metre shift in position and the larger footprint.
- 5.2 The proposed garage will sit behind a large evergreen hedge that is due to be replaced by a hornbeam hedge as part of the approved landscaping scheme for the site. The additional size is not harmful to the countryside when viewed in the context of the approved scheme and will be partially screened from the road. Therefore the development complies with the Development Plan and the emerging Core Strategy.