

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	R	9/8/18
Planning Development Manager authorisation:	AN	9/8/18
Admin checks / despatch completed	en	09/8/18

**Application:** 18/00966/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

**Applicant:** Mr & Mrs Gary Stapleton

**Address:** Swan House The Street Ramsey

**Development:** Proposed detached double garage.

### 1. Town / Parish Council

**Ramsey & Parkeston Parish Council**      The view of the Ramsey & Parkeston Parish Council is No Objection

### 2. Consultation Responses

**Tree & Landscape Officer**      The garage has been constructed therefore it is not possible to assess the value of the tree that has been removed to facilitate the construction of the garage. Nevertheless it was set back some distance from the highway and at 5m tall would not have been a significant feature in its setting.

Other trees on the application site have been retained as shown on the site layout plan.

Additional landscaping is not required.

### 3. Planning History

08/01071/FUL	First floor rear extension and front dormer window.	Approved	22.09.2008
08/01108/TCA	1 No. Willow - reduce back to previous points	Approved	05.09.2008
16/01856/FUL	Replacement detached garage.	Approved	09.01.2017
18/00966/FUL	Proposed detached double garage.	Current	

### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

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

EN17 Conservation Areas

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

SPL3 Sustainable Design

PPL8 Conservation Areas

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 48 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.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. 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 48 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 south east side of The Street, Ramsey. The site comprises a detached two storey dwelling finished in render and painted weatherboard, with a red brick finished single storey rear extension. The site is on a slope, so that the rear of the property is lower than the public highway at the front. The site is within the Development Boundary of Ramsey and the Ramsey Conservation Area.

Planning permission was granted in January 2017 for a detached garage to the rear corner of the site. Construction of the garage has begun.

### **Proposal**

This application seeks planning permission to amend the external materials of previously approved garage, and reposition the garage door in the front elevation from off-centre to a central position. The dimensions, style and location of the garage are unchanged.



## **Appraisal**

The main considerations of this application are the visual impact, impact on the conservation area, impact on neighbours.

### **Visual Impact and Impact on the Conservation Area**

The proposed use of white render is in keeping with the main dwelling, while the facing brickwork below the plinth is consistent with the existing rear extension to the dwelling. The materials are sensitive to their surroundings and preserve the character of the conservation area. The repositioning of the garage door improves the appearance of the front elevation, bringing a sense of symmetry.

### **Impact on Neighbours**

The repositioning of the garage door and change of materials will not impact the amenities of neighbouring properties.

### **Other Considerations**

Ramsey & Parkeston Parish Council have no objection.

Letters of objection have been received from the adjacent neighbour, Kasadoro, raising concerns about the scale of the property, inconvenience caused by the building works and inaccuracies in the submitted heritage statement. As the principle of the garage has already been approved, and construction commenced, these concerns are not material considerations of this application - which seeks only to amend the position of the garage door and the external materials.

### **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 carried out in accordance with the following approved plans: Drawing no. 78-2016-04PC.

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.