

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	16/08/2018
Planning Development Manager authorisation:	SCE	16.08.18
Admin checks / despatch completed	<i>me</i> SB	17/08/18. 17/08/18

Application: 18/00906/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

Applicant: Mr Paul Tricker

Address: Garden Villa Ramsey Road Ramsey

Development: Two storey rear extension.

1. Town / Parish Council

Ramsey & Parkeston Parish

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

2. Consultation Responses

N/A

3. Planning History

15/00825/FUL	Proposed vehicular access.	Approved	23.07.2015
15/01126/DISCON	Discharge of condition 4 of approved planning application 15/00825/FUL (Proposed vehicle turning facility).	Approved	18.09.2015
18/00906/FUL	Two storey rear extension.	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
 HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
 SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Application Site

The application site comprises of a north facing detached dwelling known as "Garden Villa." The dwelling is set back from the highway and has been constructed from brick and render. The site has a large rear garden with boundary fencing and an existing rear outbuilding.

Proposal

This application seeks permission for the erection of a two storey rear extension.

Assessment

Design and Appearance

Due to the lack of immediate neighbouring properties and the areas open character, whilst the proposal will be predominantly to the rear it will be publicly visible.

Although the proposal will be visible from Ramsey Road it will be set back from the front of the site by 18m and will be finished in materials which match the host dwelling to reduce its prominence within the streetscene.

The proposal will attach to the dwellings existing two storey rear extension which has been finished in render and brick and has a rearward facing gable. This proposal will mirror this gable ended design and will also be finished in materials which match the existing extension and house.

The proposal will be lower in height to the main dwelling by 0.2m which will ensure that it appears as a subservient addition the existing house.

The site has a large rear garden which is of a sufficient size to accommodate the proposal and still retain appropriate private amenity space for the dwelling.

The site is situated outside the housing settlement limits however as the proposal will be in keeping with the existing character of the dwelling and will not harm the character of the surrounding area the proposal meets Policy HG12 of the Adopted Local Plan 2007.

Impact on Neighbours

The proposal has no immediate neighbours to the east of the site with the nearest neighbour being ample distance away.

The proposal will not be visible to the dwelling sited to the west known as Michaelstow Farm as it will be screened by the application dwelling.

The proposal will therefore not result in a loss of residential amenities to this neighbour.

Other Considerations

Ramsey and Parkeston Parish Council have no objection to the proposal.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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: B1G45K1N, ADT1981006, ADT1981008, ADT1981002 and ADT1981004.

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.