

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 south east facing detached dwelling known as "8 Low Road." The dwelling is set back from the highway with an access and driveway to the front. Sited along its front boundary is an existing wall with metal railing.

Proposal

This application seeks permission for the erection of a single storey conservatory to the rear of the dwelling.

Assessment

Design and Appearance

The proposal will be sited to the rear and not publicly visible.

Whilst its flat roof design and use of UPVC is not inkeeping with the existing dwelling it will be sited to the rear and is not considered to have a negative impact to the character or appearance of the existing dwelling and area.

The proposal is of a single storey size which will appear subservient to the existing house.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Impact on Neighbours

The proposed conservatory will be of a single storey design with openings to the sides and rear. As the conservatory will be sited sufficient distance away from the neighbouring properties boundaries with the new openings screened by existing boundary fencing it is considered that there would not be such a significant loss of privacy and outlook to these neighbours.

The proposal will result in a loss of light to the neighbouring dwellings and therefore the Essex Design Guide Calculations have been applied. Whilst the 45 degree line in plan would intercept the rear wall of the neighbouring dwelling to the north 6 Low Road the 45 degree line in elevation will not intercept this neighbour at all.

The 45 degree line in elevation and plan would not intercept or encompass any of the openings to 8 Low Road.

As the proposal passes the requirements within the Essex Design Guide it is considered that the loss of light in this instance is not so significant to justify refuse planning permission.

Other Considerations

Harwich Town Council have no objections to the proposal.
No further comments 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

- 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: Block Plan 1:500, Proposed Floor Plan 1:50, Proposed East and West Elevations 1:50, Proposed North Elevation 1:50 and Proposed Roof Plan 1:50.

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.