

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	02/10/2018
Planning Development Manager authorisation:	SCE	04.10.18
Admin checks / despatch completed	XNE SB	05/10/18

Application: 18/01622/NMA **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mrs Deborah Kirk

Address: Meadow View Mill Lane Thorpe Le Soken

Development: Non material amendment to application 18/00936/FUL - Amendment to render all of original bungalow.

1. Town / Parish Council

Not Applicable

2. Consultation Responses

Not applicable

3. Planning History

17/01071/FUL	One and a half storey timber clad rear extension 5m x 7.5m with side dormer, roof extension incorporating two front dormers, addition of a closed front porch and re-render of original building and replacement of windows/front door.	Approved	28.09.2017
18/00265/TCA	1 No. Sycamore - fell	Approved	20.03.2018
18/00288/DISCON	Discharge of condition 3 (Materials) of approved Planning Application 17/01071/FUL.	Approved	27.03.2018
18/00936/FUL	Amendments to extension approved under application 17/01071/FUL.	Approved	27.07.2018
18/01622/NMA	Non material amendment to application 18/00936/FUL - Amendment to render all of original bungalow.	Current	

4. Relevant Policies / Government Guidance

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

From 1st October 2009 a new provision under Section 96A of the Town and Country Planning Act came into force allowing a Local Planning Authority, on application, to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

The key test as to the acceptability of an application for a non-material change is whether the change is material to any development plan policy. If the answer is 'no', three further tests should be applied:

1. Is the proposed significant in terms of its scale (magnitude, degree etc.), in relation to the original approval?
2. Would the proposed change result in a detrimental impact either visually or in terms of amenity?
3. Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

Appraisal

The proposal comprises of the following amendments to planning approval 18/00936/FUL
- Removal of brick plinth and replacement with render to match property.

The degree of change being proposed compared to the original approval would not be significant in terms of the overall appearance of the building. The alteration will be to the front and publicly visible however the proposal is for the continuation of render in lieu of the brick plinth approved under 18/00936/FUL. The continuation of this render is considered a minimal change to the appearance which will not affect its appearance or character and will match the render already approved under 18/00936/FUL. The proposed amendments would not result in any additional impact or harm to visual amenity and no third parties would be disadvantaged in any way as a result of the proposed alterations.

Conclusion

In this instance it is considered the amendments being sought are minor and are therefore acceptable as a non-material amendment to the approved plans attached to 18/00936/FUL.

6. Recommendation

Approval Non Material Amendment

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: MV-3 Revision 3.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

Not applicable