

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	15/10/18
Planning Development Manager authorisation:	AN	15/10/18
Admin checks / despatch completed	SB	15/10/18

AP

Application: 18/01376/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

Applicant: Mr Jamie Shrive

Address: Copperas Wrabness Road Ramsey

Development: Proposed single and two storey rear and side extensions and front porch canopy.

1. Town / Parish Council

Ramsey & Parkeston Parish Council No Objection to the application.

2. Consultation Responses

n/a

3. Planning History

02/01417/FUL	Erection of stable block and barn.	Approved	10.09.2002
97/00829/OUT	Erection of Stable Block and a Barn	Approved	09.09.1997
98/00583/FUL	Erection of boarding kennels and cattery	Withdrawn	09.11.1999
99/01679/FUL	Proposed boarding kennels and cattery together with replacement of private kennels	Refused	11.05.2000
03/01089/FUL	Construction of new access to field and stables	Approved	28.07.2003
14/00776/FUL	Proposed stables and barn (resubmission of expired planning approval 02/01417/FUL).	Approved	27.08.2014
18/01376/FUL	Proposed single and two storey rear and side extensions and front porch canopy.	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

HG9 Private Amenity Space

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

EN3 Coastal Protection Belt

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

SPL3 Sustainable Design

PPL2 Coastal Protection Belt

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north side of Wrabness Road. The site comprises a large two storey dwelling with additional accommodation in the roof - sited in the centre of large grounds surrounded by mature trees and hedging. The site is outside the development boundary, and within the Coastal Area at Jacques Bay and Copperas Bay.

Proposal

This application seeks planning permission for single and two storey rear and side extensions and a front porch canopy. The rear extension will feature a large balcony area to the north west corner, creating a roof garden. Proposed materials match the host dwelling.

Appraisal

The main considerations of this application are the principle of development, visual impact and impact on the coastal protection area, impact on neighbours and private amenity space.

Principle of Development

The site is outside the Settlement Development Boundary (SDB). Saved policy HG12 states that proposals for an extension to an existing dwelling outside the SDB will be permitted provided that, among other things, the extension is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling, retains sufficient space around the dwelling to protect its setting and would not adversely affect adjoining properties.

It is therefore considered that there is no principle objection to an extension, subject to meeting the above criteria, discussed below.

Visual Impact and Impact on the Coastal Protection Belt

The bulk of the proposal is sited to the rear of the dwelling, so will be screened from public view. The eastern side of the extension will be visible, as will the front porch canopy - however, due to the mature trees and tall close board fencing along the front boundary views towards the proposal will be limited.

The site is large - 7,100 square meters - and the proposed extensions are of a scale in keeping with the host dwelling and its surroundings. The matching materials create a sense of cohesive development, and the proposal relates well to the existing house.

The proposal will not be visible from public land to the west, north or east - into the Coastal Protection Belt - due to the significant separation between the dwelling and the edge of the applicant's land and the mature trees and hedging around the site. The proposal will not impact the coastal protection belt.

Impact on Neighbours

The proposal is sited away from the boundaries of the site, and there are no adjacent neighbours who will be impacted by the proposal.

Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms be provided with at least 100 square meters of private amenity space. As the dwelling is sited within large grounds, ample private space will be retained to satisfy this policy.

Other Considerations

Ramsey & Parkeston Parish Council have no objection to the application.

No other letters of representation have been received.

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 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: Drawing no's. 1707.1/0, 1707.1/20B, 1707.1/21, 1707.1/22, 1707.1/23A and 1707.1/24A.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO