

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	23/10/2018
Planning Development Manager authorisation:	SCE	23.10.18
Admin checks / despatch completed	ER	24/10/18

*me*

**Application:** 18/01583/HHPNOT      **Town / Parish:** Clacton Non Parished

**Applicant:** Mr M W Suffield

**Address:** 5 Elmfield Close Holland On Sea Clacton On Sea

**Development:** Proposed erection of single storey to existing garage with flat roof. H - 2.2m, W - 4.6m & E - 2.2m

1. Town / Parish Council

n/a

2. Consultation Responses

n/a

3. Planning History

18/01583/HHPNO      Proposed erection of single storey      Current  
T      to existing garage with flat roof. H -  
2.2m, W - 4.6m & E - 2.2m

4. Relevant Policies / Government Guidance

n/a

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

A prior notification has been received by Tendring District Council in relation to the Town and Country planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for the erection of a single storey rear extension which joins to the rear of the existing garage is 2.28 metres in depth (4.6 metres in depth from the rear of the existing dwelling) with an overall flat roof height of 2.2 metres.

No objections have been received.

The single storey rear extension is consistent with the provisions of the above mentioned Order and is classed as permitted development, subject to the conditions set out in Class A3 and A4.

**6. Recommendation**

HHPN - Prior Approval Not Required

**7. Conditions**

- 1 Proposed floor plans and proposed elevation drawings

**8. Informatives**

n/a

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