

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	24/10/2018
Planning Development Manager authorisation:	SCE	25.10.18
Admin checks / despatch completed	KNE SB	26/10/18. 26/10/18

**Application:** 18/01611/FUL **Town / Parish:** Little Oakley Parish Council

**Applicant:** Ms V Garrad

**Address:** 79 Mayes Lane Ramsey Harwich

**Development:** Ramped access to front of property.

### 1. Town / Parish Council

Ramsey and Parkeston Parish Council      No comments received

### 2. Consultation Responses

Not applicable

### 3. Planning History

18/01611/FUL      Ramped access to front of property.      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

TR7 Vehicle Parking at New Development

TR1A Development Affecting Highways

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

SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### Proposal

This application seeks planning permission for the provision of a disabled ramp to a detached bungalow within the development boundary of Harwich.

### Assessment

#### Design

The proposal is for a ramp and railings to the front of the property to improve the access to for the user. Whilst the proposal will be publicly visible its set back from the front of the site and minor nature will prevent it from having any harmful impact to the appearance/character of the dwelling or area.

Although there are no other examples of ramps of railings within the area as a result of the proposals design and set back from the front of the site it is considered that they would not appear as an adverse feature within the streetscene.

#### Highway Safety

The proposal will be sited to the front and will be constructed along space currently used for parking.

Due to the sites open frontage sufficient parking will be retained for the parking of two vehicles in line with the Essex county Council Parking Standards. The proposal will not result in a harmful impact to highway safety.

#### Impact on Neighbours

The proposal is for a minor addition to the front which will be visible to the surrounding dwellings however due to its minor nature will not result in a loss of residential amenities to the neighbouring properties.

#### Other considerations

Ramsey Parish Council have not commented on 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**

- 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: Proposed Floor Plan and Proposed Elevations 1:100 @ A3.

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.