

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	05/11/18
Planning Development Manager authorisation:	SCE	05.11.18.
Admin checks / despatch completed	SB	05/11/18

A

Application: 18/01687/NMA **Town / Parish:** Thorrington Parish Council

Applicant: Mr Dean McTernan

Address: Cedar Lodge Tenpenny Hill Thorrington

Development: Non material amendment to 18/00878/FUL - Substitution of drawings 1027/2A and 1027/3A with 1027/2B and 1027/3C to replace two small doors and window serving the garage/implement store to the south western elevation with a large garage door and a personell door to the south eastern elevation.

1. Town / Parish Council

Not Applicable

2. Consultation Responses

Not Applicable

3. Planning History

02/00378/FUL	Alterations and additions to bungalow	Approved	23.04.2002
18/00878/FUL	Demolition of studio with implement store under and construction of single storey residential annexe with implement store and garage, and construction of a four car garage.	Approved	05.09.2018
18/01687/NMA	Non material amendment to 18/00878/FUL - Substitution of drawings 1027/2A and 1027/3A with 1027/2B and 1027/3B to replce two small doors and window serving the garage/implement store to the south western elevation with a large garage door and a personell door to the south eastern elevation.	Current	

4. Relevant Policies / Government Guidance

Not Applicable

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 18/00878/FUL

- Replacing the two small doors and window on the front elevation of the studio with one large garage door and a personnel door on the south east elevation.

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 is sited to the front and therefore it will not result in any additional overlooking to neighbouring properties. Whilst the proposed change will be a noticeable feature it will sit in lieu of the two doors and window previously approved under planning permission 18/00878/FUL and as a result of the dwellings set back from the highway and it would not result in a harmful visual impact to the appearance and character of the dwelling and

area. 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 18/00878/FUL.

6. Recommendation

Approval Non Material Amendment

7. Conditions / Reasons for Refusal

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 1027/2B and 1027/3C

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

8. Informatives

Not Applicable

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