

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	13/11/18
Planning Development Manager authorisation:	AN	13/11/18
Admin checks / despatch completed	PW	13/11/18

ER

Application: 18/01344/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr & Mrs Neethling

Address: 32 Taylor Drive Lawford Manningtree

Development: Proposed 2 story side extension (above existing garage) and relocation of brickwork wall to form additional car parking.

1. Town / Parish Council

Lawford Parish Council **No comments received.**

2. Consultation Responses

n/a

3. Planning History

94/00329/FUL	Conversion of garage into playroom and store	Approved	19.04.1994
18/01344/FUL	Proposed 2 story side extension (above existing garage) and relocation of brickwork wall to form additional car parking.	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
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
- SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a two storey side extension to a detached dwelling within the Development Boundary of Manningtree.

Design and Appearance

The proposal is sited to the side of the host dwelling so will be a prominent feature in the street scene. However, the extension relates well to the existing dwelling and appears subservient thanks to its lower ridge height. Matching materials will create a sense of cohesive development. Adequate private amenity space and parking is retained.

Impact on Neighbours

The proposal is sited at the boundary with the neighbouring property. However, due to the layout of the properties at the end of the cul-de-sac there is over 6m separation between the proposed extension and the south-western neighbour 34 Taylor Drive. Neighbours to the west and north are over 20m from the proposed development. There will therefore be no significant impact on neighbouring daylight or outlook.

No side windows are proposed, and the proposed first floor window to the rear will pose no greater risk to neighbouring privacy than the existing first floor windows, which also serve bedrooms.

Other Considerations

Lawford Parish Council has made no comment on the application.

No 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. BP, 102 Rev. A and 103.

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