

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	04/12/2018
Planning Development Manager authorisation:	AN	10/12/18
Admin checks / despatch completed	SB	12/12/18

YML

Application: 18/01746/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr Richard Scott

Address: 9 Burrows Close Lawford Manningtree

Development: Single storey front extension to accommodate toilet facilities.

1. Town / Parish Council

Lawford Parish Council Council has no objection to this application

2. Consultation Responses

n/a

3. Planning History

18/01746/FUL Single storey front extension to accommodate toilet facilities. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 permission for the erection of a single storey front extension to a house located within the settlement development boundary of Manningtree.

Design and Appearance

The extension will join the existing porch on the front elevation of the house ensuring matching eaves and roof height and matching materials. The extension will blend in with the host dwelling ensuring it will not be a prominent feature of the street scene.

The design and scale of the extension is acceptable in relation to the host property and would result in no material harm to visual amenity.

Impact upon Residential Amenity

The minor nature of the single storey front extension, a distance of 7.6 metres to the house at 11 Burrows Close, 6.2 metres to the shared boundary on the driveway of 7 Burrows Close and 5.8 metres from the shared boundary with 40 Gainsborough Drive ensures there will be no significant impact to any of these immediate neighbours in respect of loss of light, loss of privacy or outlook.

There will be no change to the off road car parking arrangements or the private amenity space to the rear of the property.

Other Considerations

Lawford Parish Council has no objection to this application.

No further letters of representation have been received.

Conclusion

In the absence of material harm resulting from the 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: Site Plan 1:200, Proposed floor plans 1:100 and Proposed elevations 1:100.

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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO