

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	10/01/19
Planning Development Manager authorisation:	AN	10/1/19
Admin checks / despatch completed	ER	10/01/19.

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Application: 18/01915/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr Ryan

Address: 2A Lydgate Close Lawford Manningtree

Development: Existing garage conversion into downstairs shower room and utility room.

1. Town / Parish Council

Lawford Parish Council Council has no objection to this application providing adequate parking remains.

2. Consultation Responses

n/a

3. Planning History

18/01915/FUL Existing garage conversion into downstairs shower room and utility room. 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

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

5. Officer Appraisal

Proposal

This application seeks planning permission for a garage conversion to a dwelling within the development boundary. Alternative uses of the integral garage are restricted by a planning condition.

Visual Impact

The proposal seeks to change the garage door to the front of the property to two obscure glazed windows, which will sit symmetrically in the closed opening. The windows match the style of the existing front windows, and the design relates well to the host dwelling.

Parking Provision

The existing garage is too small to satisfy adopted standards, so its loss can only be given limited weight. One standard sized parking space is retained to the front of the garage, and the block plan illustrates that a second space (although slightly smaller than the standards require) can be accommodated on the driveway. As no additional bedrooms are proposed, and there is no reduction in standard sized parking spaces, there will be no harm to highway safety as a result of the garage conversion.

Impact on Neighbours

The proposed conversion will not affect neighbouring privacy, daylight or outlook.

Other Considerations

Lawford Parish Council has no objection to this application providing adequate parking remains.

No letters of representation have been received.

Conclusions

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. 2ALG/P/2 'A'.

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

- 3 Prior to conversion of the existing garage the front garden shall be hard surfaced to maintain off street parking for two vehicles as shown on drawing no. 2ALG/P/2 'A' and shall be retained for vehicle parking thereafter.

Reason - To ensure appropriate off street parking is retained in the interests of highway safety.

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