

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	04/02/19
Planning Development Manager authorisation:	AN	4/2/19
Admin checks / despatch completed	SB	04/02/19

Application: 18/01922/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr Ben Tyler

Address: 11 Harvey Close Lawford Manningtree

Development: Extension to garage into additional living space.

1. Town / Parish Council

Lawford Parish Council No comments received.

2. Consultation Responses

n/a

3. Planning History

18/01922/FUL Extension to garage into additional living space. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies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 Plan.

5. Officer Appraisal

Proposal

This application seeks planning permission for a garage conversion and single storey front extension to a two storey detached dwelling within the development boundary of Manningtree.

Design

The site is at the end of a small bending cul-de-sac - which means the proposal will only be visible from a small section of the public highway. The proposal is a minor addition to the front of the existing garage, and appears subservient to the host dwelling as a whole. Facing materials to the extension match the host dwelling. Although a flat roof to the front of the garage isn't desirable, on balance there will not be significant harm to the area.

The Essex Parking Standards indicate that any new dwellings with 2 or more bedrooms require parking spaces for 2 cars, each measuring at least 5.5m by 2.9m (7m x 3m in the case of a garage). Due to the age of the dwelling, the existing garage does not meet adopted standards, so the dwelling currently has one parking space to the front of the garage. A parking plan has been submitted indicating where a replacement parking space will be provided, and a condition will be imposed requiring this space to be provided prior to conversion of the existing garage.

Impact on Neighbours

The proposed extension will be to the side of the adjacent neighbouring dwelling. There are no windows to the side elevation of this neighbour, so there will be no impact on neighbouring daylight or outlook. No side facing windows are proposed that will impact neighbouring privacy.

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: Proposed Floor Plans and Elevations scale 1:50 and plan showing proposed parking space scale 1:50.

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

- 3 The proposed parking space shown on the 1:50 scaled plan shall be provided prior to the conversion of the existing garage, 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