

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	14/03/2019
Planning Development Manager authorisation:	AN	14/7/19
Admin checks / despatch completed	SB	18/03/19.

Application: 19/00041/FUL **Town / Parish:** Thorrington Parish Council

Applicant: Mr M Gilders

Address: Churchview House Brightlingsea Road Thorrington

Development: Proposed new cartlodge with home office.

1. Town / Parish Council

Thorrington Parish Council No comments received.

2. Consultation Responses

n/a

3. Planning History

15/00702/FUL Rear and side extensions, new porch and extension of stable block to form cartlodge area for parking. Approved 20.07.2015

15/01194/FUL Variation to approval 15/00702/FUL to alter permission to allow for the demolition of the existing property and enlargement of the proposed replacement dwelling. Approved 01.10.2015

19/00041/FUL Proposed new cartlodge with home office. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

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

EN1 Landscape Character

EN3 Coastal Protection Belt

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

PPL2 Coastal Protection Belt

PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 1.5 storey outbuilding within the curtilage of a dwellinghouse - comprising a cart lodge and home office. The application site is outside the settlement development boundary, but within a Coastal Protection Belt.

Design and Impact on Coastal Protection Belt

The application site is set back from the highway, behind the dwellings that face onto Brightlingsea Road. The scale and design of the outbuilding is well related and in proportion with Church View House, and sufficient space is retained around the dwelling to protect its setting and the character of the surrounding area. The application site can be seen in the distance when viewed from Church Road, some 900m to the south west - but as the proposal is lower than the associated dwelling and will be viewed from a significant distance the proposal will not be prominent. The design has been amended to include a hip at each end of the roof slope, which will reduce the bulk of the roof and further reduce the outbuilding's prominence when viewed in the context of the main dwelling. For these reasons, it is considered that the design is acceptable and the character of the Coastal Protection Belt will not be harmed as a result of the development.

Impact on Neighbours

There is sufficient distance between the proposal and neighbouring dwellings, and adequate screening by the existing mature trees, that the outbuilding will not harm neighbouring amenities of daylight, outlook or privacy.

Other Considerations

Thorrington Parish Council has made no comment on the application, and no letters of representation have been received.

Conclusion

In the absence of material harm as a result of the proposed development, this application is recommend 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. P01b.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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