



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

AGENT:	Mr Andy Cameron - Wright Ruffell Cameron Beaver House Plough Road Centre Plough Road Great Bentley Essex CO7 8LG	APPLICANT:	Mr & Mrs S Wright Applewood Waterhouse Lane Ardleigh Colchester Essex CO7 7NE
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 18/02108/FUL

DATE REGISTERED: 23rd January 2019

Proposed Development and Location of the Land:

**Extension to garden and construction of an outbuilding to form a garage,
workshop and kennel.
Applewood Waterhouse Lane Ardleigh Colchester**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following 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: DWG NO. P01c and P02b

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

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls or other enclosures shall be erected except in accordance with drawings showing the design and siting of such enclosure which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of protecting the rural landscape and in the interests of visual amenity.

DATED: 19th March 2019

SIGNED:

Cath Brennan

Catherine Bicknell
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

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

HG9 Private Amenity Space

HG16 Garden Extensions into the Countryside

EN1 Landscape Character

TR7 Vehicle Parking at New Development

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning

permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informatve 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

- If you want to appeal, you must do so within the time limits outlined below.
- If there is a notice of a refusal planning permission or a condition attached to a planning permission, you must do so within 28 days of the date of the notice. A Notice of Appeal must be submitted online at <http://www.tendring.gov.uk>.
- For a decision on a planning application, you must do so within 14 weeks of the date of the notice. A Notice of Appeal must be submitted online at <http://www.tendring.gov.uk>.
- If you want to appeal against your planning permission, you must do so within 6 weeks of the date of the notice. A Notice of Appeal must be submitted online at <http://www.tendring.gov.uk>.
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- Appeals must be made using the relevant forms which can be found on the Planning Appeals website <http://www.tendring.gov.uk>. Please note, only the applicant bears the cost of appeal.
- The Secretary of State will allow a longer period for the appeal, but will not normally be required to do this. If you have a good reason, you should explain the delay when you make your appeal.
- The Secretary of State will not consider an appeal if it seems to be outside of State's local planning authority's powers or have granted permission for the proposed development or if the appeal is withdrawn without the authority's consent. If you have any questions, please contact the Planning Appeals team.
- In practice, the Secretary of State does not normally consider appeals against local planning decisions. However, you may appeal to the Secretary of State if you are dissatisfied with the Secretary of State's decision.
- If this is a matter of planning or a matter of law, you may appeal to the Secretary of State. If you are dissatisfied with the Secretary of State's decision, you may appeal to the Secretary of State.
- If an appeal is made, the Secretary of State will consider the appeal and may allow the appeal, refuse the appeal, or refer the appeal to the local planning authority. If the Secretary of State allows the appeal, the local planning authority must comply with the Secretary of State's decision.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.