DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE 19/03/2019	
ile completed and officer recommendation:	PW		
Planning Development Manager authorisation:	Ada	2/3/19	
Admin checks / despatch completed	36	25310	

Application:

19/00054/FUL

Town / Parish: Ardleigh Parish Council

Applicant:

Mr David Homewood

Address:

The Old Stables Frating Road Ardleigh

Development:

Proposed detached double garage with storage above.

1. Town / Parish Council

Ardleigh Parish Council

No comments received.

2. Consultation Responses

n/a

3. Planning History

07/01037/FUL	Single storey extensions and realignment of part of existing driveway	Approved	15.08.2007
09/00135/FUL	Erection of single storey side and front extensions and realignment of part of existing driveway (variation to that approved under 07/01037/FUL).	Withdrawn	16.04.2009
09/00408/FUL	Erection of replacement dwelling (construction already commenced).	Approved	23.06.2009
19/00054/FUL	Proposed detached double garage with storage above.	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

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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 detached double garage with storage at first floor level, within the curtilage of a dwelling outside the development boundary.

Design

The proposed outbuilding will be largely screened from public view by the mature hedging and trees at the site, and will not be a prominent feature in the countryside. The design is appropriate for the location, and relates well to the existing buildings at the site. The outbuilding is an appropriate size and scale, retaining adequate private amenity space and enhancing the already ample parking provision available.

Impact on Neighbours

The proposal is separated from boundaries shared with neighbouring properties, and the mature trees and hedging provide significant screening. There will be no adverse impact on neighbouring properties.

Other Considerations

Ardleigh 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

- 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.
- The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Floor Plans and Section, and Proposed Elevation drawings.

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.

NO
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