





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 (including Site Description and Proposal)**

### Application Site

The application site is within the development boundary of Frinton-on-Sea. It serves a semi-detached bungalow constructed of brick and render with a tiled roof. The front of the site is laid to lawn, sited adjacent to the host dwelling is an existing driveway. The existing roof of the dwelling extends over the front door creating a canopied porch area with a step up to the dwelling.

### Proposal

This application seeks planning permission for a new front ramped access with hand rails. The ramp will have a maximum overall depth of 4m and will be 4.8m wide and 0.3m in height with hand rails 1.1m in height.

### Assessment

The main considerations of this application are the design, highway safety and impact upon residential amenity.

### Policy Considerations

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

### Design and Appearance

The proposal will be sited to the front and therefore publicly visible. However, there are similar ramps erected within Stewards Close. The proposal is of a minor nature which is of a size and scale appropriate to the existing dwelling.

As a result of its minor nature and similar development within the area it is considered that the proposal would not result in an adverse impact to the character of the area.



### Highway Safety

Whilst part of the ramp will impose upon the existing driveway, the existing space is still of a sufficient size to facilitate the parking of one vehicle in line with the Essex County Council Parking Standards. The proposal would therefore not result in a harmful impact to highway safety.

### Impact on Neighbours

Whilst the proposal will be visible to the neighbouring properties due to its minor nature and sufficient distance from neighbouring boundaries it will not result in an adverse impact to residential amenity.

### Other Considerations

Frinton and Walton Town Council have no objections to the application.  
No other letters of representation have been received.

### Conclusion

In the absence of any material harm resulting from the proposed development the application is recommended for approval.

## **6. Recommendation**

Approval - Full

## **7. Conditions / Reasons for Refusal**

- 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 plan scale 1:50 at A3 and Amended proposed elevation scale 1:100 at A3 received 19 March 2019.

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO