

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	07/05/19
Planning Development Manager authorisation:	SCE	07.05.19
Admin checks / despatch completed	PW	7/5/19

gpc

Application: 19/00404/FUL **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr Moor

Address: Greenlands Colchester Road Thorpe Le Soken

Development: Proposed conversion of existing attached garage, construction of first floor extension over garage and construction of new detached double garage.

1. Town / Parish Council

Thorpe Le Soken Parish Council No objection.

2. Consultation Responses

Not Applicable

3. Planning History

01/00689/FUL	Garage, stabling and library	Approved	18.06.2001
94/00291/FUL	Demolition of existing house and adjacent outbuildings and erection of new house and garage.	Approved	20.04.1994
94/00691/FUL	Demolition of existing house and adjacent outbuildings and erection of new house and garage (revision to approval TEN/94/0291)	Approved	11.07.1994
10/01131/FUL	Erection of single storey rear and two storey rear extensions.	Approved	26.11.2010
19/00404/FUL	Proposed conversion of existing attached garage, construction of first floor extension over garage and construction of new detached double garage.	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

HG14 Side Isolation

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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

PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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.