

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|------------|
| File completed and officer recommendation: | AL | 09/05/2019 |
| Planning Development Manager authorisation: | AN | 9/5/19 |
| Admin checks / despatch completed | AN | 2/5/19 |

AN

Application: 19/00097/DETAIL **Town / Parish:** Weeley Parish Council

Applicant: Mr & Mrs Lonsdale

Address: Plot 3 Wenlock Road Weeley

Development: Erection of 3 No. detached houses and garages (Following demolition of one house and vehicle body repair workshops). Reserved matters application for Plot 3 following outline approval 17/00381/OUT re-considering appearance only - variation of roof tiles and weatherboarding to main house, garage and link.

1. Town / Parish Council

Weeley Parish Council has no comment to make on this application

2. Consultation Responses

Tree & Landscape Officer The information provided by the applicant adequately demonstrates that the development of the land can take place without causing harm to the retained trees that are situated on the western and southern boundaries of the application site. The development must comply with the requirements of the Tree Protection Plan.

Environmental Protection No comments received.

ECC Highways Dept No comments received.

Natural England Consultation with Natural England not required due to the minor scale of the development.

3. Planning History

14/30356/PREAPP Demolition of workshops and dwelling and erection of 5 detached dwellings. Refused 19.06.2015

17/00381/OUT Erection of 3 No. detached houses and garages (Following demolition of one house and vehicle body repair workshops). Approved 18.05.2017

17/30236/PREAPP Erection of a single dwelling. Approved

17/01594/DETAIL Reserved matters application following outline permission 17/00381/OUT for Access, Appearance, Landscaping, Layout & Scale for Plot 3. Approved 16.11.2017

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|-----------------|--|----------|------------|
| 18/00032/DETAIL | Revised reserved matters application following outline permission 17/00381/OUT for Access, Appearance, Landscaping, Layout & Scale for Plot 3 - variations to the approved design and layout to include a swimming pool/plant room to the rear of the approved garage. | Approved | 29.03.2018 |
| 18/00050/DISCON | Discharge of Conditions 5 (Contamination) and 9 (Construction Method Statement) of planning permission 17/00381/OUT. | Approved | 09.03.2018 |
| 18/00913/DETAIL | Reserved Matters Application following Outline Approval 17/00381/OUT for Plot 3 in respect of conditions 03 and 07 of the previous outline approval. | Approved | 02.08.2018 |

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG9 Private Amenity Space

TR7 Vehicle Parking at New Development

EN1 Landscape Character

EN6 Biodiversity

EN11A Protection of International Sites European Sites and RAMSAR Sites

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

SPL1 Managing Growth

SPL3 Sustainable Design

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

Local Planning Guidance